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Fort Wayne Redevelopment Commission
Special Meeting
January 21, 1987

Time: 10:00 A.M.

Place: Room 128, City-County Building

Members Present: Jack Caffray
Rev. James Hall
Irwin C. Bandemer
Kim A. Zuber
Dawn Thoma

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Fred Baughman, Assistant Director
Judy Zickgraf
Roy Hossler
Jim Partin

Counsel: John Wernet

Sandra Kennedy, City Clerk, administered the oath of office to all Commission members. All members of the Commission are reappointments except for Dawn Thoma, who is a new commissioner.

Call to Order:

Mr. Jack Caffray called the meeting to order at 10:00 A.M., noting all members were present.

Election of Officers:

Mr. Fletcher asked for nominations for officers for 1987. Mr. Fletcher called for nominations for the office of president. Mr. Bandemer nominated Mr. Caffray with a second from Reverend Hall. Mr. Bandemer moved the nominations be closed; subsequently, Mr. Caffray was elected president. For vice-president, Mr. Bandemer nominated Mr. Zuber with Reverend Hall offering a second. Mr. Bandemer moved the nominations be closed and Mr. Zuber was elected vice-president. For secretary, Mr. Bandemer nominated Dawn Thoma with second by Mr. Zuber. Mr. Bandemer moved to close the nominations and Dawn Thoma was elected secretary.

Mr. Bandemer welcomed Dawn Thoma to the Redevelopment Commission.

Approval of Minutes:

On a motion by Mr. Bandemer, seconded by Mr. Zuber, the minutes of the Special Meeting of December 4, 1986, were approved.

Approval of Vouchers:

On a motion by Mr. Zuber, seconded by Reverend Hall, the vouchers for November, 1986, were approved.

Old Business:

There was no old business.

New Business:

Courtyards:

Mr. Fletcher stated that the Courtyard project was redesigned with input from staff, Schenkel and Shultz - architects/engineers, Toth and Ervin - engineers, Joe Meisel -

architect and Kosene and Kosene - developers. Mr. Fletcher introduced Mike Gouloff of Schenkel and Shultz and Mark Defabis of Kosene and Kosene who made a presentation of renderings and floor plans of the redesigned project. Mr. Gouloff described the project as a "new 90,000 sq. ft. two story building." The net rentable area is 66,000 sq. ft., which is comparable to area provided in the old design. However, the new facility is 30,000 sq. ft. smaller in total sq. ft., giving "more control" over the project than the old design. The first level of the new facility will contain retail shops; the second level will feature a food court with some space left over for retail activity. The design has allowed for a bridge to connect the Courtyards Arcade with the Hilton Hotel. Mr. Gouloff stated, "We have gone thru this work for three primary reasons . . . (1) to prove it works financially (2) we want to make sure we can build it (3) we have to be able to show what it's going to look like." The exterior materials will include Indiana limestone and beige brick veneer. Mr. Gouloff stated all key indicators, numbers, percentages, etc. "all work out and we have a doable project." The project is marketable, people can understand new construction and the project has more likelihood for success.

Mr. Defabis stated that the project as redesigned is unique and for that reason he is encouraged about the eventual success of the project. Mr. Gouloff stated that construction costs will be approximately \$5 million. Mr. Caffray asked about the marketing aspect . . . "Do you have any good prospects at this time?" Mr. Defabis responded, "Yes, about 3 good ones that are laying out spaces. We consider these "anchor" type tenants." "Now that Mike has completed his package we will be putting out a marketing strategy within the next three or four weeks." Mr. Gouloff stated that in dealing with old buildings there are a lot of unknowns and now that we have a new building, we have a more workable project. Mr. Bandemer stated, "That although I readily agree with what our friends have said, I can't help say I regret the necessity for making this change. I think the other design was outstanding, unusual, very important, from the standpoint of maintaining the ambiance of the 18th century buildings downtown, but I say that reluctantly."

Resolution No. 87-1:

Approving designation of property as an "Economic Revitalization Area" - Power Train - Centennial Industrial Park.

The designation of an area as an economic revitalization area allows the property owner to apply for tax abatement. Mr. Partin explained the background of this company. The new facility will cost \$675,000 and provide about 33 jobs to the community. Mr. Bandemer made a motion to approve the resolution, seconded by Mrs. Thoma, and the resolution was approved by the Commission.

Resolution No. 87-2:

Designation of property as an "Economic Revitalization Area" - Avery International Corp. - Centennial Park.

For tax abatement purposes. The expansion will add 30 jobs to the community. Mr. Bandemer made a motion to approve the resolution, seconded by Reverend Hall and the resolution was approved by the Commission.

Resolution No. 87-5:

Designation of property as an "Economic Revitalization Area" - A & L Great Lakes Agricultural Labs, Inc.

Mr. Bandemer made a motion to approve the resolution, seconded by Reverend Hall and the resolution was subsequently approved by



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the Commission.

Resolution No. 87-3:

A resolution to approve the sixth (6) amendment to the Civic Center Urban Renewal Plan. Mr. Caffray asked Mr. Fletcher to explain the resolution. Mr. Fletcher stated that the area proposed by Kennan Development Corporation for the Standard Federal Center includes the area being requested in their amendment. Gary Cappelli, attorney for Kennan, explained site conditions at the southwest corner of Barr and Main Streets and requested the inclusion of one additional lot in the project area. The request of the additional lot is to accommodate the development that is proposed as a parking and office facility. Mr. Bandemer requested to know what "dollars and cents" difference will this make to the project. Mr. Cappelli explained that the Redevelopment Commission will be leasing parking space in the project area and to provide the mechanism to assist in paying the lease, the allocation area needs to be expanded by the amendment request. Mr. Wernet explained the difficulty in determining tax assessments and allocations if a development is divided between an allocation and a non-allocation area. Mr. Bandemer asked Mr. Wernet if it's in the best interest of the Commission to accept this resolution. Mr. Wernet stated that is the only feasible way to reduce the complications with these differences. Mr. Bandemer made a motion to approve the resolution, seconded by Reverend Hall and the resolution was subsequently approved by the Commission.

Resolution 87-4:

A resolution approving construction plans for the L.S. Ayres Project. Mr. Fletcher introduced Mr. Joe Zehr, of the Developer, and Dick Robinson to answer questions regarding the construction plans. Mr. Fletcher stated the staff has reviewed the plans and is recommending their approval. Mr. Zehr explained the approval of construction plan is part of the development agreement with the Redevelopment Commission. Mr. Bandemer made a motion to approve construction plans as submitted, seconded by Mr. Zuber and subsequently approved by the Commission.

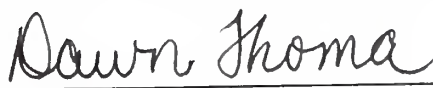
Mr. Latchem commended the Commission and especially Mr. Fletcher for their promotion of downtown development.

Other Business:

Mr. Caffray asked if there was any other business to come before the Commission. Mr. Fletcher responded no.

Adjournment:

The meeting was adjourned by the mutual consent of the Commission.



Dawn Thoma, Secretary



Fort Wayne Redevelopment Commission
Special Meeting
January 21, 1987

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Place: Room 128, City-County Building

Members Present: Jack Caffray
Rev. James Hall
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Kim A. Zuber
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Staff Present: Thomas W. Latchem, Director
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Jim Partin

Counsel: John Wernet

Sandra Kennedy, City Clerk, conducted a swearing in ceremony for all Commission members. All members of the Commission are reappointments except for Dawn Thoma, who is a new commissioner.

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Mr. Latchem commended the Commission and especially Mr. Fletcher for their promotion of downtown development.

Other Business:

Mr. Caffray asked if there was any other business to come before the Commission. Mr. Fletcher responded no.

Adjournment:

The meeting was adjourned by the mutual consent of the Commission.



Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Public Hearing/Special Meeting
March 11, 1987**

Time: 10:00 A.M.

Place: Room 128, City-County Building

Members Present: Jack Caffray
Rev. James Hall
Irwin C. Bandemer

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Judy Zickgraf
Roy Hossler

Counsel: John Wernet

Mr. Jack Caffray called the public hearing to order at 10:00 a.m. and upon roll call noted that Mr. Zuber and Ms. Thoma were absent. The three members present constituted a quorum.

Mr. Fletcher introduced Declaratory Resolution 87-3, Amendment No. 6 to the Civic Center Urban Renewal Plan indicating a boundary change. Mr. Fletcher stated this was the inclusion of additional property west of the Keenan Development Corporation's property on Main and Barr Streets, which includes the Tavern Owners Association's property. The amendment is at the request of the owners. It was noted for the record that the City of Fort Wayne Redevelopment Commission has the Urban Renewal Plan available for review. Those in attendance were asked if anyone wished to speak for, or against, the resolution. No one wished to address the Commission.

A conclusion to the public hearing was then called.

SPECIAL MEETING

Call to Order:

Mr. Caffray called the Special Meeting of the Redevelopment Commission to order.

Approval of Minutes:

On a motion by Mr. Bandemer, and seconded by Rev. Hall, the minutes of the Special Meeting of January 21, 1987, were approved.

Approval of Vouchers:

On a motion by Mr. Bandemer, seconded by Mr. Caffray, the vouchers for December 1986, January 1987, and February 1987 were approved.

Old Business:

There was no old business.

New Business:

Resolution 87-6:

Resolution approving offer to purchase Lot Numbers 7 & 8, Summit Industrial Park (J. D. Summit and Associates)

Mr. Fletcher stated that over the last several months he had been negotiating an offer to purchase agreement with J. D. Summit and Associates with regard to Lots Numbers 7 & 8 located in Summit Industrial Park. J. D. Summit & Associates agreed to purchase the lots at \$80,000 per lot with plans of constructing a 40,000 square foot SPEC building. The terms of that agreement are as follows:

- a) The purchase price shall be evidenced by a Promissory Note of Buyer, in the original principal sum of One Hundred Sixty Thousand Dollars (\$160,000.), which note shall be due and payable in full, without interest, on January 1, 1990, or the occurrence of any of the following events, whichever shall first occur:
 - (i) Buyer shall lease more than fifty percent (50%) of the improvements to be constructed on the Real Estate as generally described, or
 - (ii) Buyer shall sell Real Estate.
- b) Upon said Promissory Note being due and payable in accordance with its terms, Buyer shall have the option, at its election, to transfer Lot Number 8 to the Owners for a credit against the outstanding principal of the note equal to Eighty Thousand Dollars (\$80,000.). Said lot shall be transferred to Owners free and clear of all liens and encumbrances.

Mr. Fletcher further stated that the note for this property will be secured by a second mortgage, with J. D. Summit and Associates obtaining a \$900,000 construction mortgage with Lincoln National Bank.

This closing is subject to the owner's being able to obtain tax abatements; and the owner's have agreed to abide by the architectural development guidelines.

Mr. Fletcher provided the Commission copies of the agreement. John Wernet, Counsel, stated that this agreement will require some minor changes in grammar with no major terms to be changed.

Mr. Bandemer made a motion to approve Resolution 87-6. Rev. Hall seconded the motion. The resolution was approved by the Commission.

Resolution 87-7:

Resolution Approving Contract for Sale of Land for Private Development (Phil Holmes)

Mr. Fletcher informed the Commission that this property was located on the Northwest corner of Calhoun and Columbia Streets. Neil Hayes, representing Phil Holmes, was introduced to the Commissioners and presented the members with a water color rendering of the proposed building.

The 4 story brick building will consist of approximately 7500 square feet of solely office space, with a completion date set for November 1987. Groundbreaking has been scheduled for this month, with treatment of the common wall problem having been resolved. The exterior of the building has been modified to conform with requests from the historical review board. Twenty-four parking spaces, with an additional seven, have been secured.

Rev. Hall made a motion to approve the resolution, seconded by Mr. Bandemer and the resolution was subsequently approved by the Commission.

Resolution 87-8:

Resolution approving professional service agreement

Mr. Fletcher stated that Arthur Zeigler, Commonwealth National, incurred charges totalling \$1388.87 as a result of this trip to Fort Wayne to view the Courtyards area. Mr. Latchem stated that initially ARCH had intimated they would pay one-half of Mr. Zeigler's expenses, however to date no monies have been received from the organization.

On a motion by Rev. Hall, seconded by Mr. Caffray, the Resolution was approved by the Commission.

Resolution 87-9:

Resolution approving selection of Commission attorney

Mr. Fletcher stated that the rate received from Boxberger Wernet Swihart Antalis & Renz was set Ten Dollars (\$10.00) per hour less than the firm's standard rate of Eighty Dollars (\$80.00) per hour.

On a motion by Rev. Hall, seconded by Mr. Bandemer the resolution was approved by the Commission.

Resolution 87-10:

Resolution approving Amendment No. 1 to Centennial Industrial Park Renewal Plan

In 1984, at the request of the Centennial Park Industrial Development Corporation, the Fort Wayne Redevelopment Commission designated Centennial Industrial Park an Urban Renewal Area in order to assist in its development. The Centennial Industrial Park Development Corporation now requests that the boundaries of the Urban Renewal area be amended to include an additional forty (40) acres to the west of Centennial Industrial Park. The present owners of the forty acre parcel, the Craft family, are also requesting the amendment. This amendment will allow the Redevelopment Commission to use its tax increment financing potential to assist in Centennial Park infrastructure developments into the additional forty acres. The staff is currently working with the Indiana Department of Commerce to put together a package for the Centennial Industrial Park infrastructure development into this 40 acres. Lot 5 will not be included in the Urban Renewal Area by the request of the Centennial Industrial Park Development Corporation. The United States Postal Service is presently in negotiations for Lot No. 5 and their requirements state that there be no covenants on the parcel.

Mr. Bandemer made a motion to approve the resolution, which was seconded by Rev. Hall. Resolution 87-10 was approved by the Commission.

Resolution 87-11:

Confirmatory resolution approving Amendment No. 6, Civic Center Urban Renewal Plan

Mr. Fletcher stated that the Declaratry Resolution 87-3 has been approved by the Planning Commission and City Council. A public hearing pertaining to the resolution was held and has resulted in this confirmatory resolution being presented to the Commission for approval. This resolution amends the Civic Center Renewal Plan to include additional parcels to the west of the Keenan Development Corporation project. The staff recommends that Confirmatory Resolution 87-11 be approved.

On a motion by Mr. Bandemer, seconded by Rev. Hall, this resolution was approved by the Commission.

Discussion:

Discussion on the mixed use project/Corner of Wayne and Calhoun Streets

Mr. Fletcher informed the Commission that the Mayor had appointed an advisory committee to provide him with additional input concerning this project. Mr. Caffray read a letter from the Mayor which encouraged all Commission members to work with this advisory committee as they commence their review and recommendation process expected to take 90-120 days. A portion of the committee's responsibility will be to develop an RFP, as well as additional items. The list of advisory committee members was read and Mr. Caffray's letter from the Mayor will be made available for review.

Other Business:

Mr. Caffray asked if there was any other business to come before the Commission. Mr. Fletcher responded no.

Adjournment:

There being no other business to come before the Commission, Mr. Bandemer made a motion to adjourn the meeting, which was seconded by Rev. Hall. The motion was carried and the meeting was adjourned.



Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Special Meeting**

April 9, 1987

Time: 9:00 a.m.

Place: Board of Works Hearing Room
Third Floor, City-County Building

Members Present: Jack Caffray
Irwin C. Bandemer
Dawn Thoma

Staff Present: Ronald R. Fletcher, Assistant Director
Roy Hossler
Judy Zickgraf
Jim Partin
Mary Rynearson

Counsel: John Wernet

Call to Order:

Jack Caffray called the meeting to order at 9:00 a.m. and upon roll call noted that Mr. Zuber and Reverend Hall were absent. The three members present constituted a quorum.

Old Business:

There was no old business to discuss.

New Business:

Resolution 87-12

Approving offer to purchase Lot Number 5, Summit Industrial Park - Cadillac Coffee

Mr. Fletcher introduced Mr. Jim Partin, Economic Development, to provide the Commission with some insight into the operations of Cadillac Coffee.

Mr. Partin stated that Cadillac Coffee has proposed a 45,000 square foot roasting/warehouse facility to be constructed in Summit Park. Headquartered in Detroit, Cadillac Coffee plans to initially employ 25 people and projects 56 employees within two years.

Mr. Bandemer asked "What about hazardous waste - any?", to which Mr. Partin responded "No, this will be a clean facility". Mr. Bandemer then questioned "How about odor on roasting?". Mr. Fletcher stated that Fred Baughman had visited Cadillac Coffee's Detroit operation and had reported no problems with odor.

Mr. Partin stated that soil boring for contaminants should be completed today, with a written report to follow next week. Cadillac Coffee plans to commence construction this month.

With no further discussion, Mr. Bandemer made a motion to approve Resolution 87-12. Ms. Thoma seconded the motion and upon voice vote, all responded "Aye".

Resolution 87-13

Approving development agreement - Cadillac Coffee

Mr. Fletcher stated this agreement is the standardized form used for Summit Park.

The purchase price to be paid by Cadillac Coffee is \$150,000, with closing to be within 30 days after construction plans are approved but no later than April 30, 1987.

Mr. Bandemer made a motion to approve Resolution 87-13, which was seconded by Ms. Thoma. All members signified their approval by responding "Aye".

Resolution 87-14

Approving construction plans - Cadillac Coffee

Mr. Fletcher introduced Mr. Dave Jankowski, a representative of Irmscher & Sons. Building and site plans, along with detailed drawings were distributed to Commission members. Construction plans were given to Mr. Fletcher and will be made available for review.

The building currently has 23 parking spaces for 25 employees. Mr. Bandemer questioned if this would be enough. The Irmscher & Sons representative stated the covenants require one parking space for every two employees.

The building will be comprised of 15,000 square feet to be utilized for production. An additional 15,000 square feet is to be used for warehousing, with the remainder being office space.

This site is being prepared for the ease of additional expansion to the north. Offices will be on the second floor of the split-faced block building. Parking facilities will be on the south and west sides where a current hedgerow screens the truck dock area. No existing grades are to be changed.

Mr. Fletcher suggested that, although the landscaping plans shown are only preliminary, he recommended the Commission approve the construction plans with preliminary approval of the landscaping plans and permission be granted to allow him to work with the architect on finalizing the landscaping plans.

Mr. Bandemer made a motion to approve this resolution, seconded by Ms. Thoma and the resolution was approved by the Commission.

Resolution 87-15

Approving designation of area as an "Economic Revitalization Area" - Lot Number 5, Summit Industrial Park

Mr. Fletcher stated that this designation would allow Cadillac Coffee tax abatements for ten years, while providing at least initially 25 new jobs. Mr. Caffray questioned if this designation deviated from any the Commission had granted in the past, to which Mr. Fletcher responded "no".

Mr. Bandemer made a motion to approve Resolution 87-15. Ms. Thoma seconded the motion, and Resolution 87-15 was approved by the Commission.

Other Business

There was no other business for Commission review.

Adjournment

Mr. Bandemer made a motion for adjournment, which was seconded by Ms. Thoma. This meeting was then adjourned.

A handwritten signature in cursive script that reads "Dawn Thoma". The signature is written in dark ink and is positioned above a horizontal line.

Dawn Thoma, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

PUBLIC HEARING

April 15, 1987

Time: 10:00 A.M.

Place: City-County Building
Room 128

Members Present: Jack Caffray
Reverend James Hall
Irwin C. Bandemer
Kim A. Zuber
Dawn Thoma

Staff Present: Ronald R. Fletcher, Assistant Director
Roy Hossler
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Mr. Jack Caffray called to order this public hearing noting that all Redevelopment Commission members were present.

Mr. Fletcher stated that the Centennial Industrial Park Urban Renewal plan was available for review at this time. This public hearing pertains to Declaratory Resolution 87-16 which allows for extension of the Urban Renewal Area west into the Craft farm property.

Mr. Bandemer questioned why the additional acreage was not being incorporated into this expansion. Mr. Fletcher stated that that the Craft family did not wish to sell the additional property at this time.

Mr. Fletcher illustrated to the Commission the storm basins currently in place in Centennial Industrial Park. Retention ponds have been formed to alleviate problems with drainage. There are currently three retention ponds in place, with plans for a fourth.

The Centennial Park Development Corporation as well as the Craft family has requested this amendment. This amendment has been approved by both the Planning Commission and City Council which resulted in today's public hearing.

Mr. Fletcher asked if anyone in attendance wished to speak for or against Declaratory Resolution 87-16. With no one taking the floor, Mr. Bandemer made a motion to call this public hearing to a close, which was seconded by Rev. Hall.

Mr. Caffray closed the public hearing.

A handwritten signature in cursive script that reads "Dawn Thoma". The signature is written in dark ink and is positioned above a horizontal line.

Dawn Thoma, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

SPECIAL MEETING

April 15, 1987

Place: City-County Building
Room 128

Members Present: Jack Caffray
Reverend James Hall
Irwin C. Bandemer
Kim A. Zuber
Dawn Thoma

Staff Present: Ronald R. Fletcher, Assistant Director
Roy Hossler
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Call to Order:

Mr. Jack Caffray called to order the special meeting, noting that all Redevelopment Commission members were present.

Approval of Minutes:

On a motion by Mr. Bandemer, seconded by Mr. Zuber, the minutes of the March 11, 1987, meeting were approved.

Approval of Vouchers:

On a motion by Reverend Hall, seconded by Mr. Bandemer, the March 1987 vouchers were approved.

Old Business:

There was no old business.

New Business:

Resolution 87-16

Approving and modifying the Confirmatory Resolution to Amendment No. 1 to the Centennial Industrial Urban Renewal Plan

Mr. Fletcher explained that the Redevelopment Commission has just completed a Public Hearing for Centennial Industrial Park, Amendment No. 1 without a remonstrance. Now the Redevelopment Commission must act on the confirmatory resolution as the next step in order to confirm declaratory resolution 87-10. The staff recommended taking action and approving the Resolution. Mr. Bandemer made a motion to approve, which was seconded by Ms. Thoma. All members signified their approval by responding "Aye".

Redevelopment Projects Update:

Mr. Roy Hossler, Redevelopment Specialist, presented a progress update to the Commission on current redevelopment

projects, a copy of which was provided to all Commission members.

Other Business:

There was no other business.

Adjournment:

On a motion by Reverend Hall, seconded by Mr. Caffray, this meeting of the Fort Wayne Redevelopment Commission was adjourned.

A handwritten signature in cursive script that reads "Dawn Thoma". The signature is written in dark ink and is positioned above a horizontal line.

Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Regular Meeting
May 11, 1987**

Time: 10:00 a.m.

Place: County Council Hearing Room
City-County Building

Members Present: Jack Caffray
Rev. James Hall
Kim A. Zuber
Irwin C. Bandemer

Staff Present: Thomas, W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Mark D. Becker, Assistant Director
Judy Zickgraf
Roy Hossler
Mary Rynearson

Counsel: John Wernet

Call to Order

Mr. Caffray called to order the May regular meeting of the Redevelopment Commission.

Roll Call

Upon roll call, Mr. Caffray noted that Dawn Thoma was absent. The four members present constituted a quorum.

Approval of Minutes

On a motion by Mr. Zuber, seconded by Rev. Hall, the minutes of the April 9 and 15, 1987, minutes were approved.

Approval of Vouchers

On a motion be Rev. Hall, seconded by Mr. Zuber, the vouchers from April 1987 were approved.

Old Business

There was no old business.

New Business

Resolution 87-17:

Resolution approving preliminary construction plans for development on northwest corner of Calhoun and Columbia Streets/Phillip Holmes

Mr. Fletcher introduced Phillip Holmes to the Commission. Mr. Holmes stated that when the building collapsed, a foundation structure similar to a tapered sea wall was constructed. As a result, there were modifications that had to be done inside the building, such as placing the elevator in another location. To date Mr. Holmes has not been able to secure an exact bid for the necessary work, but does have the necessary architects and engineers working on the site. Mr. Zuber asked Mr. Holmes if he had a complete set of construction plans for bids.

Mr. Holmes stated he did. Mr. Fletcher replied that, although the plans might not be details enough for actual construction, they would suffice for the purpose of securing quotations for necessary work. Mr. Fletcher recommended the Commission's preliminary approval of the floor plans which would allow Mr. Holmes to proceed with construction. Mr. Bandemer made a motion to approve Resolution 87-17. Rev. Hall seconded the motion. The resolution was approved by the Commission.

Resolution 87-18

Resolution approving construction plans for Standard Federal Plaza/Kirco-Keenan Office Associates

Mr. Fletcher introduced Mr. Gary Cappelli to the Commission. Mr. Cappelli briefed those present with background information on this organization, a joint venture/partnership arrangement.

Keenan Development Corporation, an Indiana concern, has been working on this project for approximately the last eighteen months having acquired four parcels of land bounded by Main and Barr streets. Kirco Realty and Development, located in Bloomfield Hills, Michigan, is a commercial office developer. In November of 1986, Keenan Development Corporation entered into a partnership with Kirco Realty.

Mr. Cappelli introduced Mr. Mike Cudis of Yamasaki & Associates, Mr. Jim Kratzit of MSKTD, Mr. Jack Brown, Vice President and officer of Standard Federal Bank, Mr. Vince Butterley of Kirco Realty and Development Company, Mr. Bill Martin of Commercial Realty Company, and Mr. Allen Curlick, President of Kirco Realty and Development Company.

Mr. Curlick provided the Commission with information on Kirco Realty and Development's projects in the Troy, Michigan, area.

Mr. Cudis explained projects previously completed by Yamasaki and Associates in Oklahoma and Washington. In addition, construction details of the proposed Standard Federal Plaza were afforded the Commission members. Aerial photographs and an information brochure were distributed to the Redevelopment Commissioners.

Mr. Fletcher thanked all those in attendance for the presentation. On a motion by Mr. Bandemer, seconded by Mr. Zuber, Resolution 87-18 approving construction plans for Standard Federal Plaza was carried.

Resolution 87-19

Resolution approving amendment to S. M. Dix Immovable Fixture Appraisal Contract

Mr. Fletcher explained that this was a fee for updating the original appraisal for Greenblatts. On a motion by Mr. Zuber, seconded by Mr. Bandemer, Resolution 87-19 was carried.

Resolution 87-20

Resolution approving Greenblatts' immovable fixture and relocation expense of Thirty One Thousand Five Hundred Seven Dollars and Eleven Cents (\$31,507.11).

Mr. Fletcher explained to the Commission that this fixture and relocation expense encompassed total relocation costs.

Mr. Bandemer made a motion to accept Resolution 87-20, which was seconded by Rev. Hall. The resolution was carried.

Resolution 87-21

Resolution approving Fort Wayne Blood Plasma Donor Center, Inc. immovable fixture and relocation expense of Ten Thousand Three Hundred Twenty Two Dollars (\$10,322.00)

Mr. Fletcher explained to the Redevelopment Commission members that this was an offer that would be submitted to the attorney representing the Fort Wayne Blood Plasma Donor Center, Inc. Mr. Bandemer made a motion to approve this resolution, which was seconded by Mr. Zuber. Resolution 87-21 was approved by the Commission.

Other Business

Mr. Fletcher introduced Mr. Mark Becker, who has assumed the position of Assistant Director for the Department of Economic Development.

Adjournment

Mr. Bandemer made a motion for adjournment, which was seconded by Mr. Zuber. The meeting was adjourned.



Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Regular Meeting
June 8, 1987**

Time: 10:30 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Kim A. Zuber
Rev. James Hall
Dawn Thoma

Member Absent: Irwin C. Bandemer

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Judy Zickgraf
Mary Ryneearson

Counsel: John Wernet

Call to Order

Mr. Caffray called to order this regular meeting of the Redevelopment Commission at 10:30 a.m.

Roll Call

Upon roll call, Mr. Caffray noted that Mr. Bandemer was absent.

Approval of Minutes

Rev. Hall made a motion approving the minutes from the May 11, 1987, meeting which was seconded by Mr. Zuber. The minutes were approved by the Commission.

Approval of Vouchers

On a motion by Mr. Zuber, seconded by Ms. Thoma, the vouchers for May, 1987, were approved.

Old Business

There was no old business.

New Business

Resolution 87-22

Resolution approving contract with Siebold-Price for interim mowing of Summit Industrial Park

Mr. Fletcher informed the Commission that Siebold-Price had the initial landscaping contract for this area. It is necessary for the Park to be maintained at certain prescribed levels, and Siebold-Price had agreed to mow the boulevard areas for \$250. per mowing, the same price as last year. Competitive bids have been taken for future mowing work, and Mr. Fletcher recommended the Commission approve this

resolution. On a motion by Rev. Hall, seconded by Ms. Thoma, Resolution 87-22 was approved.

Resolution 87-23

Resolution approving contract for mowing Summit Industrial Park

Mr. Fletcher explained to the Commission that three bids were secured for the mowing of Summit Industrial Park. Bids were received from Siebold-Price (\$10,840.), Pontiac Garden Center (\$8,018.) and Klein Commercial Mowing (\$6,900.). These bids include approximately eleven mowings of the boulevard and pond areas and two mowings of the developable acreage. The staff recommended that the quotation received from Klein Commercial Mowing be accepted with a not-to-exceed price of \$7,000. Mr. Fletcher further noted that upon the sale of properties in the park, expenses would be deducted. Mr. Caffray questioned the contractor's liability insurance coverage, to which Mr. Fletcher responded that the contract agreement states that liability insurance is to be maintained by the contractor. On a motion by Mr. Zuber, seconded by Rev. Hall, Resolution 87-23 was carried.

Resolution 87-24

Resolution approving Indemnification Agreement Lot 5-Summit Industrial Park

Mr. Fletcher informed the Commission that when the necessary work for title insurance was being completed for Cadillac Coffee, it was noted that there were two mortgages that had not been released. The first was between Sam W. Fletcher and Midwest United Life Insurance Company, with the second between the City of Fort Wayne and Sam Fletcher, Jack Schrey, Theodore Hagerman and Fred Marolf. John Wernet stated he had spoken with the Controller's Office and had been advised both mortgages had been paid as of December 1986. Mr. Wernet stated it would take less than thirty days for the releases to be received. Mr. Fletcher stated that this Indemnification Agreement would serve as a time facilitator for Cadillac Coffee. Mr. Caffray questioned if this same situation might occur in other Summit Industrial Park transactions to which Mr. Wernet replied affirmatively. Mr. Fletcher noted that Cadillac Coffee was set for closing on June 11 and that this Agreement would allow the closing to continue on schedule. Mr. Zuber made a motion to approve Resolution 87-24, which was seconded by Ms. Thoma. Resolution 87-24 was carried unanimously.

Resolution 87-28

Resolution approving construction plans for development on Harrison Street

Mr. Fletcher introduced Robert Howard and Jim Chambers, who presented the Commission with renderings for the Figaro's addition, which includes a terrarium and stair tower. Air and light leases have been given to Mr. Howard from Mr. Joe Christoff for a period of ten years, which would allow windows to be installed on the stair tower. Should the ten year period not be sufficient for the state, Mr. Christoff has agreed to provide these leases for an extended period of time. Mr. Howard noted that roofing work in the amount of \$10,000. has been completed in addition to \$12,000. in exterior finish work to the existing structure. Mr. Howard noted that the historical preservationist group is pleased with the plans and that state approval has been initially granted with more communication needed on both the stair tower windows and the existing stucco exterior. Mr. Caffray questioned if this building tied into the 110 Corporation Plans for building A, B, or C to which Mr. Fletcher responded

negatively. Mr. Fletcher questioned Mr. Howard on an anticipated starting date. A demolition permit has been obtained, with structural steel beam work being done on the second and third floors at present. Work will commence immediately following final approval by the state. On a motion by Rev. Hall, seconded by Mr. Zuber, Resolution 87-29 was approved by a unanimous vote.

Resolution 87-25

Resolution approving the Hanna School property for disposition and development

Mr. Fletcher explained to the Commission that this step involved no commitment from the Redevelopment Commission at this time, this being a preliminary step to inform the City Council that we would accept the property. Mr. Fletcher indicated that there is some interest in this property at the present time and recommended approval of the resolution. On a motion by Ms. Thoma, seconded by Mr. Zuber, Resolution 87-25 was approved.

Resolution 87-26

Resolution approving the development of a public bid document for the disposition of Parcel 6-5

Mr. Fletcher informed the Commission that Parcel 6-5 was the current Jefferson House property, formerly included in the downtown "Courtyards" project. As this property is no longer included in the development plan, Mr. Fletcher suggested that bids be taken to which Mr. Latchem indicated there was some significant interest in the property at present and that the bid process was a means of determining interest. Mr. Caffray stated "I would like to see further along what is going to happen before we get into selling something that we might be sorry for" and suggested delaying bidding until the final developer is selected as the property value may increase on the Jefferson House. Mr. Latchem stated that having appraisal work done, along with securing bids would be a means of parallel tracking and ensuring "everything would be in order statutorily". Mr. Caffray questioned if an appraisal would be necessary, to which Mr. Wernet responded affirmatively. Mr. Fletcher indicated that two appraisals were in order at a cost of \$950. each. Mr. Wernet explained that appraisals must be secured before the sale of public property. Mr. Zuber stated he felt that nothing should be done with the property until such time as the Commission was aware of the development plans for the former "Courtyards" project. Mr. Fletcher stated that it was the Commission's option not to accept any bids when received. Mr. Caffray suggested delaying a decision until the next meeting at which time the Mayor's Advisory Committee will have formally made their recommendation to the Mayor. D. Thoma seconded the request, and this resolution was tabled until the July meeting of the Redevelopment Commission.

Resolution 87-27

Resolution approving appraisal agreement with Ron Gettel and Larry Misner for Parcel 6-5

As noted above, this resolution was tabled until the July meeting of the Commission.

Other Business

Mr. Fletcher presented the Commission with Resolution 87-29, providing for a Certificate of Completion for Parcel 13 in Hanna-Creighton Subdivision, Section Two. Mr. Fletcher indicated that all work previously committed to has been completed and that a Certificate of Completion is necessary for the current owners to proceed with a Small Business Administration loan. On a motion by Mr. Zuber, seconded by Ms. Thoma, Resolution 87-29 was carried unanimously.

Adjournment

On a motion by Mr. Zuber, seconded by Rev. Hall, the June regular meeting of the Redevelopment Commission was adjourned.



Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Special Meeting
July 9, 1987**

Time: 9:00 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Kim A. Zuber
Dawn Thoma

Members Absent: Irwin C. Bandemer
Rev. James Hall

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Roy Hossler
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Call to Order

Mr. Caffray called to order this special meeting of the Redevelopment Commission at 9:05 a.m.

Roll Call

Upon roll call, Mr. Caffray noted that Mr. Bandemer and Rev. Hall were absent.

Approval of Minutes

Mr. Zuber made a motion approving the minutes of the June 8, 1987, meeting which was seconded by Ms. Thoma. The minutes were approved by the Commission.

Old Business

There was no old business.

New Business

Resolution 87-30

Resolution approving relocation expenditure for Roth & Wehrly

Mr. Fletcher explained to the Commission that this relocation was part of the L. S. Ayres project. Cost breakdowns were presented to Commission members. Roth & Wehrly has been relocated at a cost of \$26,861.65, with a portion of these monies related to the company's telephone system. Ms. Thoma made a motion to approve Resolution 87-30, which was seconded by Mr. Zuber. Resolution 87-30 was carried unanimously.

Resolution 87-31

Resolution approving Development Agreement for Lots 7 and 8, Summit Industrial Park

Mr. Fletcher informed the Commission that, as a result of the actions of the June meeting, Attorney Wernet has prepared a contract for the sale and development of these parcels. Copies of the contract were distributed to all Commission members. Mr. Fletcher indicated that the language follows normal contract guidelines, however minor changes were indicated on Commission members copies.

Building will commence on Lot 8 and when 75% of this project is leased, a second phase of expansion will occur on Lot 7. On a motion by Mr. Zuber, seconded by Ms. Thoma, Resolution 87-31 was carried.

Resolution 87-32

Resolution approving an Amendment to Summit Industrial Park Covenants

Attorney Wernet explained that current restrictive covenants in Summit Industrial Park provide for side and rear lot setbacks. Should an owner purchase two or more lots adjacent to each other, the amendment would allow building across lot lines. Ms. Thoma made a motion, which was seconded by Mr. Zuber. Resolution 87-32 was carried unanimously.

Resolution 87-33

Resolution approving Mayor's recommendation for the development of the half-block bounded by Wayne, Calhoun, and Washington Streets

Mr. Caffray read to Commission members present a letter he received from Mayor Moses, a copy of which is attached to the Resolution. Mr. Fletcher indicated those advisory committee responsible for developing the recommendation. Those persons include Darrell Blanton, Barbara Burt, Jim Dittoe, Madelane Elston, Tom Fuhrman, Mike Hawfield, Pam Michel and Gary Wasson. The committee's recommendation to the Mayor included the following highlights: Development of an RFP requiring a substantial number of historic buildings be preserved and renovated; an incremental approach should be a high priority; a threshold of commercial presence was recommended; the developer should be at risk; a holistic approach to development of this area should be pursued; the committee should retain an identity through the development process; and future developments should continue to utilize this form of public input. Mr. Fletcher indicated that an RFP be prepared and sent to potential developers. Upon receipt of their responses both the advisory committee and the Commission would review such quotations. A final recommendation would be presented to the Commission based on input from the committee and staff members. Mr. Latchem thanked Ms. Elston, present at today's meeting, and her colleagues for their dedicated work in preparing this recommendation. On a motion by Mr. Zuber, seconded by Ms. Thoma, Resolution 87-33 was approved.

Other Business

Mr. Fletcher indicated there was no other business for discussion.

Adjournment

On a motion by Mr. Zuber, seconded by Ms. Thoma, the July 9, 1997, meeting of the Redevelopment Commission was adjourned.



Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Special Meeting
July 30, 1987**

Time: 9:30 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Kim A. Zuber
Dawn Thoma

Members Absent: Irwin C. Bandemer
Rev. James Hall

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Roy Hossler
James Partin
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Call to Order

Mr. Caffray called to order this special meeting of the Redevelopment Commission at 9:30 a.m.

Roll Call

Mr. Bandemer and Rev. Hall were noted as absent upon roll call.

Old Business

Mr. Fletcher informed the Commission that there was no old business for discussion.

New Business

Resolution 87-34

Resolution approving designation of area as an "economic revitalization area" (Lot 32 Centennial Industrial Park, Section 5)

Mr. Fletcher explained that this resolution is for tax abatement purposes and introduced Mr. James Partin of the economic development staff. Mr. Partin explained that Lot 32 is in Phase 5 of the Centennial Park project, southwest of the Fasson facility. Independence Reality is the partnership established to construct this building for Rush Solutions, Inc. Rush Solutions handles the sales and service of x-ray equipment for a major portion of Indiana, Michigan and Ohio. Independence Reality is not looking for financing of the project but has requested approval of tax abatement for equipment and supplies for this warehouse facility. Rush Solutions is projecting nine jobs in the next eighteen months. Over the six year period this would result in a savings of \$6,000 per position. Mr. Caffray questioned if this request differed from any other recent designations, to which Mr. Partin responded "no". On a motion by Mr. Zuber, seconded by Ms. Thoma, Resolution 87-34 was carried unanimously.

Resolution 87-35

Resolution accepting the Hanna School property and authorizing necessary procedures for disposition

Mr. Fletcher stated that the Common Council has transferred the Hanna School property to the Redevelopment Commission for disposition. This resolution is to officially accept that property and authorizes the staff to proceed with necessary appraisals and devising an urban renewal plan for the area, as well as developing a disposition document for the property. Mr. Fletcher indicated that there is currently some interest in the property. Ms. Thoma made a motion accepting Resolution 87-35, which was seconded by Mr. Zuber. This resolution was passed.

Resolution 87-36

Resolution approving preliminary construction plans for Lots 7 and 8, Summit Industrial Park

Mr. Fletcher indicated that J. D. Summit and Associates had submitted construction drawings. The architectural review board met and determined the building construction exceeds the 50% lot limit as documented in the restrictive covenants. Mr. Roy Hossler, staff member, indicated that the project would be scaled back to only Lot 7 thereby meeting the restrictive covenants. Plans will be revised and resubmitted within the next two to three weeks. Mr. Fletcher mentioned this is a spec building involving Lots 7 and 8. When the first building is 75% leased, expansion would occur on Lot 8. If the building is not 75% leased within three years, J. D. Summit has the option to returning Lot 8 to the Redevelopment Commission. Mr. Caffray questioned why the drawings were submitted in such a fashion. Mr. Fletcher explained that he believed the architect had not received a copy of the covenants for Summit Industrial Park. Mr. Wernet explained that the Lot 7 is roughly 140,000 square feet for which the maximum coverage is 70,000 square feet to include both building and parking facilities. Mr. Zuber made a motion that Resolution 87-36 be tabled for further study, which was seconded by Ms. Thoma.

Resolution 87-37

Resolution approving contract for professional surveying services, Summit Industrial Park

Mr. Fletcher explained that each time a property in Summit Industrial Park is sold, a survey must be completed. The staff is recommending a survey of all sixteen lots in Summit Industrial Park to be provided to the Commission. Two bids were received for this survey work. Owen Russell & Associates bid \$3941. and R. K. Karst provided a quote of \$1800. Mr. Zuber questioned if this was the per lot price. Mr. Fletcher responded that this encompassed all lots at a price per lot of \$112.50. Mr. Caffray questioned if surveys were provided to buyers to which Mr. Fletcher responded yes. Mr. Wernet indicated that a recertification might be necessary in the event the survey is dated, which involves a lesser cost. Mr. Fletcher indicated that this mass surveying would be the most cost-effective in addition to saving time should a buyer wish to purchase a lot. Mr. Zuber made a motion to accept Resolution 87-37, which was seconded by Ms. Thoma. Resolution 87-37 was carried unanimously.

Resolution 87-38

Resolution approving painting of project signs

Mr. Fletcher explained to the Commission that it is common practice for signs to be placed on redevelopment projects. These signs would be placed at the L.S. Ayres, Holmes' Cadillac Coffee, Standard Federal, and Howard projects. Mr.

Caffray questioned where the signs would be placed. Mr. Fletcher stated they would be put on the actual construction sites. Quotations were taken for six 4'x8' signs. Taylor Made signs quotation totalled \$1,392.30, while Phantom Studios bid \$1,152.00. Mr. Caffray questioned the benefit of placing the signs. Mr. Fletcher explained that it is important for the public to know what the Redevelopment Commission is doing with regard to redevelopment.

Mr. Fletcher further explained that signs are required on federal projects. Mr. Wernet explained that signs are provided for in both the statutes and development agreements. Ms. Thoma made a motion to accept Resolution 87-38, which was seconded by Mr. Zuber. Resolution 87-38 was carried.


Resolution 87-39

Resolution approving Request for Proposal (RFP) to solicit developers

At the July 9, 1987, Redevelopment Commission meeting, the Commission gave the staff approval to begin work on the RFP for the former Courtyards project. The Mayor's Advisory Committee's recommendations were utilized in fashioning the RFP. Copies of the RFP were provided to all Commission members and will be sent to approximately fifty developers. Written proposals are due in the Redevelopment Commission's office on September 7. Mr. Fletcher outlined the proposed time frames for the Commissioners, noting that the dates are flexible should the need arise.. Mr. Latchem complimented Mr. Fletcher and his staff on putting together the RFP document. Ms. Thoma made a motion to accept Resolution 87-39. Mr. Zuber seconded the motion. Resolution 87-39 was passed.

Adjournment

There being no other business to discuss, Mr. Zuber made a motion for adjournment, which was seconded by Ms. Thoma. The meeting was adjourned.


Dawn Thoma, Secretary

**Fort Wayne Redevelopment Commission
Regular Meeting
September 14, 1987**

Time: 10:00 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Kim A. Zuber
Dawn R. Thoma
Rev. James Hall

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Mark Becker
Roy Hossler
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Call to Order

Mr. Zuber called to order this regular meeting of the Redevelopment Commission.

Roll Call

Upon roll call, Mr. Zuber noted that Messrs. Caffray and Bandemer were absent.

Approval of Minutes

Minutes from the July 9th and 30th meetings were approved upon a motion by Ms. Thoma and seconded by Rev. Hall.

Approval of Claims

Upon a motion by Rev. Hall, seconded by Mr. Zuber, the claims for the month of August were approved.

Old Business

Mr. Fletcher reported there was no old business for discussion.

New Business

Resolution 87-40

Resolution approving construction drawings for the J.D. Summit Project, Summit Industrial Park, Lots 7 and 8

Mr. Fletcher indicated that a 40,000 square foot spec building is planned for this parcel. Mr. Wayne Simmerman and Mr. Jon Baumburger (representing Joe Campbell, attorney) were present to answer any questions. Design drawings were presented for Commission review showing lot and building locations. Four dock spaces will be at the rear of the property. The building will be on Lot 8. Upon 75% lease of this building, an additional structure will be constructed on Lot 7 or joined to the proposed structure. Landscaping will be approved at a later date. On a motion by Ms. Thoma, seconded by Rev. Hall, Resolution 87-40 was carried.

Resolution 87-41

Resolution approving Lot Number 7 and 8, Summit Industrial Park, as an "Economic Revitalization Area"

Mr. Fletcher explained to the Commission that Resolution 87-41 pertains to a request for a tax abatement for real property involved. Mr. Baumberger stated the abatement application has been completed for a shell structure which may accommodate several businesses. The building is planned for completion/occupancy within the next two years and the area has been designated as a redevelopment area. Mr. Baumberger explained that construction costs are estimated at \$900,000 to finish out the building upon lease. Mr. Zuber made a motion that Resolution 87-41 be passed, which was seconded by Ms. Thoma. Resolution 87-41 was carried.

Resolutions 87-42/87-43

Resolution approving Lot Number 47 in Centennial Industrial Park as an "Economic Revitalization Area" (Real Property)

Mr. Fletcher introduced Douglas Cooper, a representative of Cole Properties, to explain the project. Mr. Richard Cole, vice president and secretary of Fort Wayne Foundry, was introduced to the Commission. Mr. Cooper stated that the expansion would allow Fort Wayne Foundry to remain competitive. The building costs for the 12,000 square foot structure are projected at \$280,000. Ten (10) additional employees are expected to be added by March of 1988. The machinery involved will be used for pattern manufacturing. Mr. Zuber mentioned that he noted Resolution 87-43 was for the same location and indicated the Commission could review both at once. Mr. Fletcher explained the Resolution 87-43 was for personal property. Mr. Hossler stated that the length of tax abatement on the personal property would be for a period of five (5) years, with the real property being abated for ten (10) years. Mr. Wernet explained the reasoning for the two resolutions as they are going to own the real estate as a separate entity and lease it to the corporation. Rev. Hall made a motion to pass both Resolutions 87-42 and 87-43, which was seconded by Mr. Zuber. These resolutions were carried.

Resolution 87-44

Approving amended relocation expenses (Greenblatts)

Mr. Fletcher informed the Commission that the former Greenblatts location is part of the Midtowne Crossing project. At the last meeting an amount of \$31,507.11 was approved. As a result of retrofitting for the new location the amount requested by Greenblatts is \$37,500. This would cover relocation and fixed fixtures. On a motion by Ms. Thoma, seconded by Rev. Hall, the Commission approved Resolution 87-44.

Resolution 87-45

Resolution approving amended relocation expenses (Blood Plasma, Inc.)

Mr. Fletcher explained to the Commission that this expense was initially approved for \$10,322. Again, retrofitting of the new building increases the cost to \$15,000. Mr. Thoma made a motion to pass Resolution 87-45, which was seconded by Rev. Hall. Resolution 87-45 was approved.

Resolution 87-46

Declaratory Resolution establishing the Lafayette-Williams Urban Renewal Area

Mr. Fletcher introduced Roy Hossler to explain the urban renewal area status. Mr. Hossler indicated that this 1.2

acre site is the parcel on which the former Hanna School was located, which currently has a 40x70 foot storage structure on it. An urban renewal plan was prepared, showing the area blighted.

This declaratory resolution would be reviewed and approved by both the Planning Commission and City Council, prior to its being returned to the Redevelopment Commission for preparation of a confirmatory resolution. At that time, disposition documents could be initiated. On a motion by Rev. Hall, which was seconded by Mr. Zuber, Resolution 87-46 was approved by the Commission.

Update on Anthony-Wayne Trace Project

Mr. Fletcher stated that a 1.2 million dollar EDA application was prepared for the acquisition, relocation, demolition and development within the Anthony-Wayne Trace renewal area in anticipation of Tokheim's proposed construction of a corporate headquarters facility. As the Tokheim project was not commenced, the project was reduced to \$624,000. to include a parcel east of Anthony, north of Wayne Trace, and west of Fletcher Avenue. The EDA has approved \$374,400 for this project, with the City's share being \$249,600. The staff is in the process of formalizing the contract.

Resolution 87-47

Resolution selecting a developer for the downtown project bounded by Wayne, Calhoun and Washington Streets

Mr. Fletcher provided Commission members with an itemized breakdown of the two proposals received for the former Courtyards project. Kennedy Development Services and Kosene & Kosene, both from Indianapolis, submitted proposals for the above mentioned project. 143,000 square feet of retail, residential, and office space is provided in the Kennedy proposal as compared to 46,222 square feet of retail and office space in the Phase I Kosene & Kosene proposal. Kosene & Kosene did not provide for on-site parking, while Kennedy proposes 109 on-site parking spaces. Mr. Fletcher reiterated the recent American Cities Corporation study indicated a need for 200-300,000 square feet of office space by 1990 and 200-300 housing units. We will have within the next 18 months approximately 400,000 square feet of new office space coming on the market in the City. The staff recommends Kennedy Development Services' proposal for this project. Mr. Fletcher introduced Bob and Sheila Kennedy to the Commission members present. Ms. Kennedy indicated that Bob Hudson, Commercial Realty, would be co-developer of the project. Currently deposits have been received for approximately 25 condominiums. Sandpoint Greenhouse has indicated an interest in locating in the project area. A retailing consultant with sixteen years experience, with Simon & Associates, will be involved in the retail leasing end of the Midtowne Crossing. Mr. Kennedy provided the Commission with sketches of the ground floor plan, in addition to the condominium/rental unit floor plans. Resolution 87-47 was carried following a motion by Rev. Hall, which was seconded by Thoma.

Adjournment

There being no other business to discuss, Ms. Thoma made a motion for adjournment, which was seconded by Mr. Zuber. The meeting was adjournment.



Dawn Thoma, Secretary

**FORT WAYNE REDEVELOPMENT COMMISSION
SPECIAL MEETING
OCTOBER 14, 1987**

Time: 10:00 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Irwin C. Bandemer
Rev. James Hall
Ronald R. Fletcher
Roy Hossler
Judy Zickgraf
Mary Rynearson

Members Absent: Kim A. Zuber
Dawn R. Thoma

Counsel: John Wernet

Call to Order

Mr. Caffray called to order this special meeting of the Fort Wayne Redevelopment Commission.

Roll Call

Mr. Caffray noted that Ms. Thoma and Mr. Zuber were absent.

Approval of Minutes

Minutes of the September 14, 1987, meeting was approved upon a motion by Mr. Bandemer and seconded by Rev. Hall.

Approval of Claims

Upon a motion by Mr. Bandemer, seconded by Rev. Hall, claims for the month of September, 1987, were approved following a discussion on the maintenance agreement for the copier. Mr. Bandemer had a question on payment to Corporate Sign. This was for the project signage previously approved by the Commission.

Old Business

Mr. Fletcher reported to the Commission that there was no old business for discussion.

New Business

Resolution 87-48

Resolution approving appraisal service agreement for the Anthony-Wayne Trace Urban Renewal Area

Mr. Fletcher explained that an EDA grant had been applied for approximately 18 months ago to improve the Anthony/Wayne Trace area and for the Tokheim corporate headquarters development. As Tokheim chose another site for the headquarters, the project scope was reduced from 1.2 million to \$624,000 to cover only the Anthony, Wayne Trace, and Fletcher avenues. Mr. Fletcher and Mr. O'Neil traveled to Chicago to meet with the EDA and secured their approval to proceed with acquisition and demolition. Acquisition, relocation, demolition, lighting, landscaping, sewer improvements, sidewalks and curbs will be a part of the EDA grant and local matched monies. Mr. Bandemer questioned who would be responsible for maintenance upon completion of the work. Mr. Fletcher stated that an agreement will be made with Tokheim.

Mr. Fletcher reiterated that the EDA grant will total \$374,400. with a local match of \$249,600.

Mr. Fletcher further explained that this resolution approves appraisal services to be performed by Ronald Gettel and Larry Misner, who appraised the area previously. Mr. Bandemer made a motion that Resolution 87-48 be accepted which was seconded by Rev. Hall.

Resolution 87-49

Resolution approving architectural and engineering services

Mr. Fletcher informed the Commission that invitational bids had been mailed regarding the construction of a skybridge linking the Hilton Hotel and the parking garage. Quotations were received from MSKTD and Schenkel & Shultz. Low bidder on design, architecture and construction management was Schenkel & Shultz with a bid of \$9,000. plus an additional \$1,000. in reimbursable expenses to be allotted for state fees, travel, etc. The bid received from MSKTD totaled \$36,000. Mr. Fletcher introduced Mr. Tom Thomas, of Schenkel & Shultz, who presented an architectural rendering of the proposed skybridge. Mr. Bandemer stated it was his understanding that both the parking garage and the hotel were constructed in such a way as to allow for the addition of the skybridge at a later date without the need for supporting columns. Mr. Thomas stated he would review. Mr. Thomas indicated that the skybridge would be approximately 17' above street level to allow for a clear view of stoplights. Stairs will be provided at each end of the skybridge. Mr. Bandemer questioned leased parking in the parking garage. Mr. Wernet explained that a minimum number of spaces are leased annually to Indiana & Michigan and Summit Bank. Mr. Bandemer questioned the reason for choosing Schenkel & Shultz over MSKTD. Mr. Fletcher explained that there is a significant difference in price. Mr. Bandemer questioned "Do you know why the difference in price?". Mr. Fletcher stated "Schenkel & Shultz is now designing a bridge across Clinton and we can take advantage of at least part of that architectural work". Mr. Bandemer requested this be placed on record. Mr. Bandemer made a motion to accept Resolution 87-49, which was seconded by Rev. Hall. Resolution 87-49 was carried.

Resolution 87-50

Resolution approving Central Business District fund purchase

Mr. Fletcher introduced Mr. Tom Cain of Community Development and Planning and went on to explain that this purchase would involve waste receptacles for the downtown area. Mr. Cain showed Commission members a chart illustrating where these receptacles would be placed. Mr. Bandemer questioned if the designs were approved by the firm handling trash pickup and suggested they be contacted for their input. Mr. Cain showed the Commission designs of several containers. He suggested the use of polyethelene inserts which can be secured at a cost of approximately \$15.00. Mr. Fletcher suggested metal inserts be used to avoid damage caused by burning in the receptacles. Mr. Cain suggested a Forms and Surfaces unit or Urban Systems unit as they are both prepared with the same weight steel and minor modifications can be made. These receptacles will cost approximately \$400. per unit without installation. Mr. Caffray questioned if any of these companies provide receptacles for which advertising could be purchased. Mr. Cain stated there is one company called Clean City Squares which manufactures light gauge receptacles with removable panels, which do not appear to hold up well to heavy use. Mr. Fletcher stated that sixteen units would be purchased at a cost not to exceed \$6400. Mr. Caffray questioned if there was perhaps another department who could purchase these units. Mr. Fletcher stated that the purchase

of these trash receptacles would not jeopardize Commission activities. On a motion by Mr. Bandemer, seconded by Rev. Hall, Resolution 87-50 was approved.

Resolution 87-51

Resolution approving earnest money refund for Summit Park, Lot 14

Mr. Fletcher explained that Kraft Laboratories had signed a development agreement for Lot 14. Their costs came in \$250,000 - \$300,000. over their estimates, due in part to the restrictive covenants for this area. Mr. Sichanis is requesting his earnest money in the amount of \$3835.10 be returned as he is planning an expansion for his current location. Mr. Fletcher added that architectural guidelines were not in place when the agreement to purchase was signed which may have led to increased construction costs. Mr. Fletcher recommended that the earnest money be returned less a survey of \$133. Rev. Hall made a motion that 87-51 be approved, which was seconded by Mr. Bandemer.

Mr. Caffray suggested that a penalty be imposed on earnest money refunds in the future. Mr. Fletcher asked if the Commission would like to make a policy on future earnest money deposits. Mr. Bandemer made a motion that the 5% earnest monies deposit in the future be retained by the Commission in the event there is a default by the developer on the contract. This motion was seconded by Rev. Hall.

Resolution 87-52

Resolution approving relocation settlement - Mettler Nix Agency

Mr. Fletcher provided the Commissioners with a relocation cost breakdown for this business currently located above Adams Appliance on Berry Street. The amount for business card reprinting is allowable for "reasonable cost". Mr. Caffray questioned the cost of approximately \$950. for safe removal and installation. Mr. Fletcher explained that it is the owner's option to take the monies and move the safe himself. Mr. Bandemer made a motion to accept Resolution 87-52 which was seconded by Rev. Hall.

Resolution 87-52

Resolution approving relocation settlement - Adams Appliance

Adams Appliance is moving to Columbia City, Indiana. Mr. Bandemer questioned if payment had to be made if a business relocated out of Fort Wayne. Mr. Fletcher stated that a business can relocate within a 50 mile radius of the City and still be reimbursed for relocation expenses. Mr. Bandemer made a motion to accept Resolution 87-52, which was seconded by Rev. Hall. Resolution 87-52 was carried.

Other Business

There was no old business for discussion.

Adjournment

On a motion by Rev. Hall, seconded by Mr. Bandemer, this special meeting of the Redevelopment Commission was adjourned.



Dawn R. Thoma, Secretary

**Fort Wayne Redevelopment Commission
Public Hearing
November 9, 1987**

Time: 10:00 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Kim Zuber
Dawn Thoma
Irwin Bandemer

Members Absent: Rev. James Hall

Staff Present: Thomas Latchem, Director
Roy Hossler
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Mr. Jack Caffray called to order this public hearing and upon roll call noted that Rev. James Hall was absent. The four members present constituted a quorum.

Mr. Roy Hosler, staff member, informed the Commission that the Lafayette-Williams Urban Renewal Project area involves a 2.9 acre parcel, the site of the former Hanna School.

Those in attendance were questioned if anyone wished to speak for, or against this project. No one wished to address the Commission.

Mr. Latchem indicated that, at present, there is some interest in for this particular parcel of land.

A conclusion to the public hearing was then called.

Dawn R. Thoma

Dawn R. Thoma, Secretary

Dawn I

**Fort Wayne Redevelopment Commission
Regular Meeting
November 9, 1987**

Time: 10:00 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Kim Zuber
Dawn Thoma
Irwin Bandemer

Members Absent: Rev. James Hall

Staff Present: Thomas Latchem, Director
Roy Hossler
Judy Zickgraf
Mary Rynearson

Counsel: John Wernet

Call to Order

Mr. Caffray called to order this regular meeting of the Fort Wayne Redevelopment Commission.

Roll Call

Upon roll call, it was noted that Rev. James Hall was absent.

New Business

Resolution 87-54

Confirmatory Resolution/Lafayette-Williams Urban Renewal Project

Mr. Hossler explained to the Commission that this resolution confirms that all required steps have been taken through city government to declare these parcels an urban renewal area. There were no objections to declaring the property an Urban Renewal Area during the public hearing. On a motion by Mr. Bandemer, seconded by Mr. Zuber, Resolution 87-54 was carried.

Resolution 87-55

Resolution authorizing disposal of salvage in redevelopment-owned properties

Mr. Hossler informed the Commission that the salvage items in this resolution are a result of the Renaissance Square project business relocation and involve immovable fixtures. The appraiser, S.M. Dix Associates, through a letter has indicated the total salvage value of these immovable fixtures to be approximately ten percent (10%) of the value in place as established by appraisal. It was further determined, upon consultation with the Charleston and Ellenberger auctioneering firms, that the minimum cost of holding an auction to sell these items would be approximately \$1,000. and the dollars generated by the auction would not be sufficient to cover expenses and liability for injury in removing the immovable fixtures from the Renaissance and Midtowne Crossings projects. A letter from Ellenberger Brothers, Inc., which indicated that holding an auction for the sale of immovable fixtures was "economically impossible to do" was presented to the Commissioners. Movable fixtures have been placed in storage at the Mid-Towne crossing project. Mr. Caffray questioned if the remaining items could be given to a city-sponsored project.

Mr. Wernet stated that under current statutes it is difficult to give away items, unless these items would be going to another governmental agency. Mr. Hossler offered to see if another city entity could utilize these salvage items in their projects. Mr. Bandemer made a motion, seconded by Ms. Thoma, and Resolution 87-55 was carried.

Resolution 87-56

Resolution approving expenditure of CDB funds

Mr. Latchem informed the Commission that this expense was for sidewalk and curbing work done at the Three Rivers Clinic, located in the former Portland Cement Building. The amount to be paid to Tomco, the contractors for this work, is \$3,323.24. On a motion by Mr. Bandemer, seconded by Ms. Thoma, Resolution 87-56 was passed.

Other Business

There was no old business for discussion.

Adjournment

On a motion by Mr. Bandemer, seconded by Ms. Thoma, the November 9, 1987, regular meeting of the Fort Wayne Redevelopment Commission was adjourned.

Dawn R. Thoma, Secretary

**Fort Wayne Redevelopment Commission
Special Meeting
December 3, 1987**

Time: 9:30 a.m.

Place: Room 128, First Floor
City-County Building

Members Present: Jack Caffray
Dawn R. Thoma
Irwin Bandemer
Rev. James Hall
Kim A. Zuber

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Gregory Leatherman
Roy Hossler
Brenda Donaldson

Counsel: John Wernet

Call to Order

Mr. Caffray called to order this special meeting of the Redevelopment Commission.

Roll Call

Upon roll call, Mr. Caffray noted that all members were present.

Approval of Minutes

On a motion by Mr. Bandemer, seconded by Ms. Thoma, the minutes from the October 14 and November 9, 1987, meetings were approved.

New Business

Resolution 87-57

Resolution approving designation of property as an Economic Revitalization Area

Mr. Fletcher informed the Commission that this resolution concerns a tax abatement for VanDyne Crotty, Inc. located in Centennial Industrial Park. Mr. Doug Lajinness, a spokesman for this textile leasing company, stated that plans are underway for a 16,200 square foot building housing warehouse space and processing/cleaning equipment. Projections include adding an additional 25 employees initially with a 5% increase yearly thereafter. Currently, linens are sent to Delphos, Ohio, or Toledo, Ohio, for processing. Mr. Bandemer questioned if the cleaning chemicals to be used would present a health/safety hazard. Mr. Lajinness stated that VanDyne Crotty, Inc. works very closely with the EPA to monitor the systems utilized. On a resolution by Mr. Bandemer, seconded by Ms. Thoma, Resolution 87-57 was carried.

Resolution 87-58

Resolution approving skybridge construction plans

Mr. Fletcher explained to the Commission that this skybridge would link the Hilton Hotel with the Civic Center Parking Garage. Schenkel and Shultz has prepared construction plans for presentation to the Commission. A spokesman from the company showed illustrations of the proposed skybridge with a precast concrete base and a glass/aluminum skybridge structure. Double doors will be provided at both ends of the structure and additional conduit will be run for a future surveillance system addition and additional junction boxes and power outlets added. The skybridge will rise above the street 17'4" and will be self-ventilated. The Commission questioned providing ramps in lieu of stairs for the convenience of guests. Mr. Bandemer questioned how much clearance would be lost in having ramps rather than stairs.

Mr. Tom Thomas stated that designing a ramp system will add additional costs to the bridge construction plus additional design costs. Mr. Bandemer questioned why ramps were not a consideration in the original design. Mr. Thomas stated he did not know if the underpass height would be affected by a ramp. A discussion ensued with Schenkel and Shultz stating they would have their structural engineer review the plans providing ramps instead of stairs. Mr. Bandemer questioned who would be paying for the skybridge construction. Mr. Fletcher stated that the Redevelopment Commission would be paying for this phase with an agreement between the Redevelopment Commission and the Convention Authority to assist in paying for the Washington Street skybridge. This resolution will be tabled until the next Redevelopment Commission meeting.

Resolution 87-59

Resolution approving acquisition prices for Anthony-Wayne Trace Industrial Park Project

Appraisers Larry Misner and Ronald Gettel provided acquisition prices for the approximately 20 parcels located in this area located across from the former Winter Street General Electric Plant. This area is being designed presently for an open, lighted area complete with new sidewalks, curbs, and landscaping. With the exception of approximately two residences, the remainder of the residential buildings are vacant, and as a result relocation expenses will be incurred. Monies from the sale of the General Electric plant have also been committed to this project. On a motion by Mr. Bandemer, seconded by Rev. Hall, Resolution 87-59 was carried.

Resolution 87-60

Resolution approving Anthony-Wayne Trace Project Immovable Fixture Appraisals

Mr. Fletcher recommended to the Commission that S.M. Dix's immovable fixture appraisals for the two business properties located within the project area, the Cadillac Inn and a garage, be approved. Cadillac Inn's immovable fixture appraisal totaled \$3071., with \$3958. for Clark's Auto Clinic. On a motion from Ms. Thoma, seconded by Rev. Hall, Resolution 87-60 was carried.

Resolution 87-61

Resolution authorizing appraisal services contract for Lafayette-Williams Urban Renewal Project

Mr. Fletcher explained to the Commission that this project involves the former Hanna School. This resolution approves the appraisal services of Larry Misner and Ronald Gettel involved in this property at a cost of Three Hundred Fifty Dollars (\$350.) each. On a resolution by Mr. Bandemer, seconded by Ms. Thoma, Resolution 87-61 was passed.

Resolution 87-62

Resolution approving land disposition price and procedure Lafayette-Williams Urban Renewal Project

Mr. Fletcher explained that this resolution involves setting the disposition price for the former Hanna school property. The two appraisals submitted show an average price of Eleven Thousand Fifty Dollars (\$11,050.). Rev. Hall questioned if this price included the small building on the lot to which Mr. Fletcher responded affirmatively. Mr. Bandemer made a

motion that Resolution 87-62 be passed, which was seconded by Rev. Hall. Resolution 87-62 was carried.

Resolution 87-63

Resolution approving contract for professional services

Mr. Fletcher explained that as a result of Julia Zickgraf's retirement, no one is handling the redevelopment accounting functions. Mrs. Zickgraf has agreed to return on a consultancy, part time basis for a maximum of 41 1/2 hours per month at an hourly rate of \$12.00 per hour. On a motion by Mr. Bandemer, seconded by Ms. Thoma, Resolution 87-63 was unanimously approved.

Other Business

Mr. Latchem indicated that the minutes should show the Commission's thanks for Mrs. Zickgraf's nineteen years of service to the City of Fort Wayne, specifically in the area of Redevelopment.

Mr. Fletcher indicated that he had a party interested in purchasing a barber pole received by the Redevelopment Commission during an acquisition. The Commission paid Two Hundred Fifty Dollars for this item and the interested buyer is willing to pay the same. The Commission gave their approval to the selling of the barber pole.

Adjournment

This December 3, 1987, meeting of the Redevelopment Commission was formally adjourned.

FORT WAYNE REDEVELOPMENT COMMISSION



Dawn R. Thoma, Secretary





Fort Wayne Redevelopment Commission
Special Meeting
December 4, 1986

Time: 10:00 A.M.

Place: Room 128, City-County Building

Members Present: Jack Caffray, Vice President
Rev. James Hall
Irvin C. Bandemer

Members Absent: Robert L. Thompson
Kim A. Zuber

Staff Present: Thomas W. Latchem, Director
Ronald R. Fletcher, Assistant Director
Jim Partin

Counsel: John Wernet

Mr. Jack Caffray called the meeting to order at 10:00 A.M. and upon roll call noted that Mr. Thompson and Ms. Zuber were absent. The three members present constituted a quorum.

Approval of Minutes of October 29, 1986:

Mr. Caffray asked if there were any questions or discussion. Mr. Bandemer made a motion to approve the minutes as submitted. Rev. Hall seconded the motion. All member signified their approval by responding "Aye".

Approval of Vouchers for October, 1986:

Mr. Caffray asked if there were any questions or discussion. Mr. Bandemer made a motion to approve the vouchers as submitted. Rev. Hall seconded the motion. All members signified their approval by responding "Aye".

Old Business:

Resolution No. 86-55:

Mr. Fletcher requested this resolution be tabled until the next meeting.

New Business:

Resolution No. 86-64:

Resolution of the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, approving designation of property as an "Economic Revitalization Area" (CBD Investment Group).

Mr. Jack Caffray, Vice President, requested Mr. Fletcher discuss this resolution. Mr. Fletcher stated that developers of the L.S. Ayres project are requesting that all parcels in that project be designated as an Economic Revitalization Area in order to allow them to apply and receive tax abatement on the improvements.

Mr. Bandemer made a motion to approve Resolution 86-64. Rev. Hall seconded the motion. All members signified their approval by responding "Aye".

Resolution No. 86-65:

Resolution of the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, approving designation of property as an "Economic Revitalization Area"

(Town Center Garage Company).

Mr. Caffray asked Mr. Fletcher to discuss this resolution. Mr. Fletcher stated that the developers of this L.S. Ayres project and Lincoln Bank through the Town Center Garage Company will construct a 450 stall parking garage at the northwest corner of Clinton and Wayne Street. The Town Center Garage Company is requesting that the property where the garage will be built be designated as an Economic Revitalization Area in order to qualify the improvements for tax abatement.

Mr. Bandemer made a motion to approve Resolution No. 86-65. Rev. Hall seconded the motion. All members signified their approval by responding "Aye".

Resolution 86-66:

Resolution of the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, approving expenditure of funds for downtown signs.

Mr. Caffray asked Mr. Fletcher to discuss this resolution. Mr. Fletcher stated that Mr. Walter Stout of Traffic Engineering is available to discuss the downtown sign improvement. Mr. Stout stated that the Resolution is requesting that the Redevelopment Commission fund the material cost for 224 street signs for the downtown area. He said that the downtown area has needed sign improvements for several years but due to budget constraints no improvements have been done. He proposes to provide 52, 9" signs at 21 locations and 172, 18" signs at 59 locations downtown at an estimated cost of \$10,800. The City Sign Department would do the lettering and hang the signs. Mr. Stout went on to say that the signs would be green with white lettering and would be visible within 3/4 of a block. The improved visibility will, in his opinion, reduce accidents.

Mr. Fletcher stated that the Redevelopment Commission has the necessary funds in its 1986 general budget. Mr. Fletcher recommended that the Commission approve the expenditure.

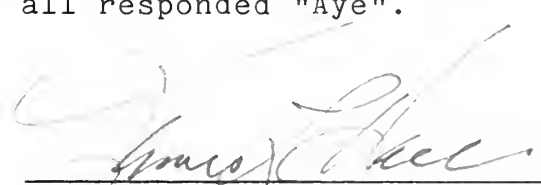
Rev. Hall made a motion to approve Resolution No. 86-66. Mr. Caffray seconded the motion and upon voice vote, all responded "Aye".

Other Business:

Mr. Caffray asked if there were any other business to come before the Commission. Mr. Fletcher responded no.

Adjournment:

Mr. Bandemer made a motion to adjourn. Rev. Hall seconded the motion and upon voice vote, all responded "Aye".



James L. Hall, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION
Special Meeting
October 29, 1986

TIME: 10:00 A.M.

PLACE: Room 128, City-County Building

MEMBERS PRESENT: Jack Caffray, Vice-President
Rev. James Hall, Secretary
Irwin C. Bandemer

MEMBERS ABSENT: Robert L. Thompson, President
Kim A. Zuber

STAFF PRESENT: Thomas W. Latchem, Director
Ronald R. Fletcher, Asst. Director
Judy Zickgraf
Homer Rasler

COUNSEL: John Wernet

Mr. Jack Caffray, Vice President, called the meeting to order at 10:15 A.M. and upon roll call noted that Mr. Thompson and Mr. Zuber were absent. The three members present constituted a quorum.

APPROVAL OF MINUTES OF OCTOBER 7, 1986:

Mr. Caffray asked if there were any questions or discussion.

Mr. Bandemer stated he had read the minutes as presented and made a motion for approval.

Rev. Hall seconded the motion. All members signified their approval by responding Aye.

OLD BUSINESS:

Resolution No. 86-55:

Mr. Fletcher requested this Resolution be further tabled to a future meeting.

NEW BUSINESS:

RESOLUTION NO. 86-59:

Resolution of the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approving Termination of Agreement.

The Vice President requested that Mr. Fletcher discuss this Resolution.

Mr. Fletcher stated that Eric Kuhne had been hired in February, 1986 as architect for the Courtyard's Project. Mr. Kuhne and his staff have worked closely with the Redevelopment Commission and Redevelopment Commission staff. At this time, however, it is desirable that the contract be terminated and this Resolution approves the mutually agreed upon termination agreement.

Mr. Bandemer stated that he wanted noted that "the Redevelopment Commissioners have been extremely happy with Mr. Kuhne's work on this project. He has been the grandfather and stepmother of this Project for many years, at least 15, and I would like to express appreciation for his dedicated work on this project."

Mr. Bandemer further noted that Mr. Kuhne's design of the Courtyard's has been nationally recognized.

Mr. Caffray asked if there was any further discussion on this Resolution.

Mr. Bandemer moved to accept the Resolution with an addendum.

Rev. Hall seconded the motion and upon voice vote, all responded "Aye."

RESOLUTION NO. 86-60:

Resolution of the Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approving Termination of Agreement

Mr. Caffray requested Mr. Fletcher discuss this Resolution.

Mr. Fletcher stated that it is necessary to also terminate the Construction Management Contract with Construction Control, and that it is mutually agreed that this Contract be terminated because of possible conflict of interest if Resolution 86-61 is approved.

Mr. Bandemer moved the Resolution be accepted.

Rev. Hall seconded the motion. The Resolution was approved unanimously.

RESOLUTION NO. 86-61:

Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approving Execution of Contract for Services.

Mr. Fletcher stated that this Resolution approves the formation of the new architectural team to complete the work on the Courtyard's Project. Schenkel and Schultz is a firm that has completed many projects in Fort Wayne and throughout the United States. This Resolution approves a contract with them to complete the Courtyard's redesign and working drawings and then work with the construction firm.

Following discussion and explanation of design concepts by Mike Gouloff of Schenkel and Schultz, Mr. Bandemer moved for approval of Resolution No. 86-61.

Rev. Hall seconded the motion.

The Resolution was approved unanimously.

RESOLUTION NO. 86-62:

Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Approv-

ing Execution of Contract for Services.

Mr. Fletcher stated that Toth-Ervin of Indianapolis is a project management firm that has considerable experience on malls and similar projects involving renovation of retail buildings. They will be a part of the management team to complete the project.

Rev. Hall moved the approval of Resolution No. 86-62. Mr. Bandemer seconded the motion and all members approved the Resolution by voice vote.

RESOLUTION NO. 86-63

Resolution of Fort Wayne Redevelopment Commission, Governing Body of City of Fort Wayne, Department of Redevelopment, Ratifying Final Development Agreement and Modifications Thereof with CBD Investment Group.

Mr. Fletcher stated that the Commission closed on the L.S. Ayres Project last week and there were some changes made in the development agreement because of last minute requirements. He further stated this Resolution approves and ratifies the final document.

Mr. Caffray asked Mr. Wernet if he was satisfied with the final documents.

Mr. Wernet responded he was directly involved in the final negotiations and the document is a mutually acceptable agreement.

Mr. Bandemer made a motion for approval of Resolution No. 86-63. Rev. Hall seconded the motion. All members approved the Resolution.

OTHER BUSINESS: None

ADJOURNMENT:

Mr. Bandemer moved the meeting be adjourned at 10:30 A.M. Rev. Hall seconded the motion.

ADDENDUM:

At 10:35, the meeting reconvened for a brief discussion with Rev. Jesse White regarding the loan and grant the True Love Baptist Church received for housing from HUD.

Rev. White stated that the loan and grant had been approved without any stipulations as to the location of the site. The land they have a lease/purchase agreement with the Redevelopment Commission is located in a light industrial area. To build housing in this area would require a plan change.

The Commission members assured Rev. White that they would assist him in whatever way they could keeping in mind the requirements of the Hanna-Creighton Urban Renewal Plan.

FORT WAYNE REDEVELOPMENT COMMISSION

ROBERT L. THOMPSON, JR., PRESIDENT

JOHN J. CAFFRAY, VICE PRESIDENT

REV. JAMES L. HALL, SECRETARY

ADOPTED

12/4/86

BID OPENING AND MINUTES OF REGULAR
MEETING OF FORT WAYNE REDEVELOPMENT
COMMISSION OF OCTOBER 7, 1986

TIME: 10:00 A.M.

PLACE: ROOM 128, CITY-COUNTY BUILDING

MEMBERS PRESENT: ROBERT L. THOMPSON, PRESIDENT
JACK CAFFRAY, VICE-PRESIDENT
REV. JAMES HALL, SECRETARY
IRWIN BANDEMER
KIM ZUBER

MEMBERS ABSENT: NONE

STAFF PRESENT: THOMAS W. LATCHEM
RONALD R. FLETCHER
JUDY ZICKGRAF
JAMES PARTIN

LEGAL COUNSEL: JOHN WERNET

OTHERS PRESENT: RICHARD D. ROBINSON
KEVIN LEININGER, NEWS-SENTINEL
BLAIR CHAFLIN, JOURNAL-GAZETTE

BID OPENING

MR. THOMPSON CALLED THE MEETING TO ORDER AT 10:06 A.M.

MR. FLETCHER STATED THERE WAS A BID OPENING BEFORE THE REGULAR MEETING.

MR. THOMPSON INSTRUCTED MR. FLETCHER TO OPEN THE BID.

MR. FLETCHER STATED THAT WE HAD RECEIVED ONE (1) BID FOR THE PURCHASE OF PROPERTY IN THE CIVIC CENTER RENEWAL PROJECT IN CONNECTION WITH THE FORMER L.S. AYRES BUILDING PROJECT. IN REVIEW OF THE PROJECT, HE STATED THAT FOR THE PAST FEW YEARS WE HAVE BEEN TRYING TO DEVELOP THE PROJECT AND THAT WE NOW HAVE A DEVELOPER PREPARED TO PROCEED. THE REDEVELOPMENT PLAN FOR THE AREA STIPULATES THE ACQUISITION OF CERTAIN PROPERTIES AROUND THE AREA AND USING THEM AS AN INCENTIVE FOR DEVELOPMENT OF THE FORMER L.S. AYRES BUILDING. WE HAVE OPTIONS ON ALL THE PROPERTIES INVOLVED WHICH INCLUDE THE TWO PROPERTIES NORTH OF THE FORMER L.S. AYRES BUILDING AND TWO PROPERTIES SOUTH OF THE BUILDING AS WELL AS THE PARKING AREA ADJACENT TO THE OLD CITY HALL MUSEUM. IN ACCORDANCE WITH STATE STATUTE, WE HAD THE PROPERTIES APPRAISED AND A MINIMUM PRICE OF \$530,000.00 WAS ESTABLISHED. AS REQUIRED, WE ADVERTISED THE PROPERTY FOR SALE AND HAVE RECEIVED ONE BID.

MR. FLETCHER STATED THE BID RECEIVED AND OPENED AT THIS MEETING WAS FROM BARRETT & MCNAGNY ON BEHALF OF THE CBD INVESTMENT GROUP. THE BID IS FOR THE MINIMUM PRICE OF \$530,000.00 AND IS ACCOMPANIED BY A GOOD FAITH DEPOSIT OF \$26,500.00, WHICH IS THE REQUIRED 5% DEPOSIT. THEY ANTICIPATE SPENDING AT LEAST \$250,000 ON IMPROVEMENTS ON THE PROPERTIES. THEY STATED THE IMPROVEMENTS WILL BE COMPLETED IN A 24 MONTH PERIOD. THEY WILL USE THE AREAS FOR PARKING FOR A FIVE (5) YEAR PERIOD FROM THE DATE PARCELS ARE RECEIVED. THEY STATE THEY WILL PERFORM DEMOLITION WORK AS REQUIRED BY THE CITY.

IN RESPONSE TO A QUESTION, MR. FLETCHER STATED THAT THE PARCELS DO NOT INCLUDE THE AREA STIPULATED FOR CONSTRUCTION OF THE GARAGE PLANNED FOR THE AREA.

MR. THOMPSON ASKED IF THERE WAS A LEGALLY BINDING COMMITMENT FROM THE CBD INVESTMENT GROUP THAT STIPULATES THEY WILL PROCEED WITH THE RENOVATION OF THE L.S. AYRES BUILDING AND THE PARKING GARAGE IF THEY ARE SUCESSFUL BIDDERS OF THE PROPERTY TO BE SOLD IN THE BID OPENING.

MR. FLETCHER STATED THAT ACCORDING TO OUR AGREEMENT WITH THE CBD INVESTMENT GROUP, IF THEY ARE THE SUCCESSFUL BIDDERS, THEY MUST PUT A MINIMUM OF SEVEN (7) MILLION DOLLARS TO RENOVATE THE FORMER L.S. AYRES BUILDING AND ALSO CONSTRUCT A 450 STALL PARKING GARAGE.

MR. THOMPSON STATED THAT HE HAS CONCERNS AND QUESTIONS REGARDING THE AGREEMENT AND HE WOULD DIRECT HIS QUESTION TO COUNSEL. DO WE HAVE AT THIS POINT IN TIME A LEGALLY BINDING COMMITMENT TO PROCEED AHEAD WITH THIS DEVELOPMENT?

COUNSEL REPLIED IN THE AFFIRMATIVE AND STATED THERE IS A RESOLUTION IN THE REGULAR MEETING AGENDA TO ACCEPT THE BID.

MR. THOMPSON DECLARED THE BID OPENING CLOSED.

REGULAR MEETING

MR. THOMPSON CALLED THE REGULAR MEETING OF THE FORT WAYNE REDEVELOPMENT COMMISSION TO ORDER AT 10:15 A.M. AND NOTED, ON ROLL CALL, THAT ALL MEMBERS OF THE COMMISSION WERE PRESENT.

APPROVAL OF MINUTES OF MEETING OF SEPTEMBER 8, 1986.

MR. THOMPSON ASKED IF THERE WERE ANY QUESTIONS OR CORRECTIONS OF THE MINUTES AS PRESENTED. HEARING NONE, HE ASKED FOR A MOTION OF APPROVAL.

MR. BANDEMER MOVED THE MINUTES BE ACCEPTED AS PRESENTED FOR APPROVAL AND MR. CAFFRAY SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

MR. FLETCHER STATED WE HAVE SOME VOUCHERS FOR APPROVAL AND ASKED THE COMMISSIONERS TO REVIEW THEM.

MR. THOMPSON STATED THE VOUCHERS IN FRONT OF THEM WERE FOR SEPTEMBER, 1986 AND ASKED IF THERE WERE ANY COMMENT OR DISCUSSION.

MR. BANDEMER MOVED THE APPROVAL OF THE VOUCHERS AS PRESENTED. REV. HALL SECONDED THE MOTION, AND UPON VOICE VOTE, ALL RESPONDED "AYE".

OLD BUSINESS

MR. THOMPSON STATED THERE WAS NO OLD BUSINESS TO COME BEFORE THE COMMISSION.

NEW BUSINESS

RESOLUTION NO. 86-52-APPROVING CONTRACT FOR APPRAISAL SERVICES

MR. FLETCHER STATED THAT IN A PREVIOUS RESOLUTION THAT APPROVAL HAD BEEN GRANTED FOR COSTS FOR ACQUISITION APPRAISALS AS WELL AS REUSE APPRAISALS, BUT THE RESOLUTION WAS UNCLEAR AS TO REUSE APPRAISALS FOR THE PROPERTIES OFFERED FOR SALE IN THE BID OPENING TODAY. THEREFORE, IT WAS DESIRABLE TO CLARIFY THAT REUSE APPRAISALS HAD BEEN APPROVED.

MR. THOMPSON ASKED IF THERE WERE ANY COMMENTS OR DISCUSSION.

HEARING NONE, MR. BANDEMER MADE A MOTION FOR APPROVAL OF RESOLUTION NO. 86-52. REV. HALL SECONDED THE MOTION. MR. THOMPSON CALLED FOR ALL IN FAVOR TO RESPOND "AYE". THE MOTION PASSED UNANIMOUSLY.

PRESENTATION BY BIDDER

MR. FLETCHER STATED MR. RICHARD ROBINSON WAS PRESENT TO STATE THE PLANS FOR THE FORMER L.S. AYRES BUILDING AND HOW IT RELATES TO THE PARCELS BEING SOLD.

MR. ROBINSON STATED HE WAS ONE OF THE ATTORNEYS FOR THE CBD INVESTMENT

GROUP. HE FURTHER STATED THAT THE DEVELOPMENT OF THE PROJECT IS PROCEEDING AND THAT THE SALE OF THE PROPERTIES OFFERED TODAY WAS A KEY ELEMENT TO PROVIDE SURFACE PARKING FOR THE RENOVATED FORMER L.S. AYRES BUILDING. THE FINANCING FOR THE RENOVATION AND THE PARKING GARAGE IS PROCEEDING WITH CHASE MANHATTAN BANK AND THAT IT IS EXPECTED THAT ALL ELEMENTS WILL BE COMPLETED BY THE MIDDLE OF THE MONTH. THE CBD GROUP WILL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE REDEVELOPMENT COMMISSION STIPULATING THE OBLIGATIONS OF THE DEVELOPER IN REGARD TO THE SUCESSFUL CONCLUSION OF THE ENTIRE PROJECT, INCLUDING THE SIX (6) PARCELS HERETOFORE MENTIONED.

MR. BANDEMER ASKED WHAT HAPPENS AS FAR AS THE COMMISSION IS CONCERNED IF THE CBD GROUP DOES NOT OBTAIN THEIR FINANCING?

MR. ROBINSON STATED THAT THE DEVELOPMENT AGREEMENT, WHICH WILL BE ENTERED INTO WITHIN A SHORT PERIOD SPECIFIES OBLIGATIONS OF THE DEVELOPER AND THE COMMISSION AND REMEDIES FOR NON-PERFORMANCE.

MR. BANDEMER ASKED IF THERE IS A TIME PERIOD SPECIFIED IN THE AGREEMENT FOR COMPLETION OF THE PROJECT.

MR. ROBINSON STATED THAT THE BID PRESENTED TODAY SPECIFIES THAT THE IMPROVEMENTS TO THE SIX (6) PARCELS ARE TO BE COMPLETED WITHIN 24 MONTHS AND THE SAME TIME PERIOD IS CONTEMPLATED FOR THE ENTIRE PROJECT. THE START OF THE IMPROVEMENTS WILL BE AT THE TIME OF CLOSING ON THE PARCELS.

RESOLUTION NO. 86-53-RESOLUTION ACCEPTING BID AND PROPOSAL

MR. FLETCHER STATED THAT THIS RESOLUTION ACCEPTS THE BID AND PROPOSAL OF THE CBD INVESTMENT GROUP FOR THE PURCHASE OF THE SIX (6) PARCELS OFFERED FOR THE AMOUNT OF \$530,000.00.

MR. THOMPSON, AFTER DISCUSSION OF THE RESOLUTION, INSTRUCTED THE COMMISSION'S ATTORNEY TO INSERT CLAUSES IN THE RESOLUTION STIPULATING THAT:

UNDER SUBSECTION 2: SUBJECT TO NEGOTIATION OF AN ACCEPTABLE DEVELOPMENT AGREEMENT.

UNDER SUBSECTION 3: PREPARE A DEVELOPMENT AGREEMENT.

AFTER FURTHER DISCUSSION AND CLARIFICATION OF TERMS REGARDING TRANSFER OF PROPERTY AND A DEED WITH A REVERSION CLAUSE IF THE DEVELOPER FAILS TO COMPLETE THE TERMS IN THE DEVELOPMENT AGREEMENT AS SPECIFIED, MR. THOMPSON RESTATED HIS AMENDMENTS TO THE RESOLUTION INCLUDING:

UNDER SUBSECTION 5: THE PRESIDENT IS HEREBY AUTHORIZED TO APPROVE AND EXECUTE THE DEED FOR THE CONVEYANCE OF THE DISPOSITION PARCELS, SAID DEED CONTAINING REVERSION LANGUAGE IN THE EVENT DEVELOPER FAILS TO PERFORM ITS OBLIGATION UNDER THE DEVELOPMENT AGREEMENT.

MR. THOMPSON ASKED FOR A MOTION TO APPROVE RESOLUTION NO. 86-53, AS AMENDED.

MR. ZUBER MADE A MOTION THAT THE RESOLUTION BE APPROVED, AS AMENDED. MR. CAFFRAY SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

RESOLUTION NO. 86-54 RESOLUTION REGARDING OPTION TO PURCHASE

MR. FLETCHER STATED THAT THE OPTION TO PURCHASE THE ZACHER/FRANKENSTEIN PROPERTY HAD BEEN PREVIOUSLY APPROVED FOR A CERTAIN AMOUNT OF MONEY. AFTER NEGOTIATIONS WITH THE OWNERS, IT IS NECESSARY TO REAPPROVE THE OPTION WITH AN INCREASE OF \$10,000.00 IN THE ACQUISITION PRICE IN THE OPTION.

MR. BANDEMER MOVED FOR ADOPTION OF RESOLUTION NO. 86-54. MR. ZUBER SECONDED THE MOTION. ALL MEMBERS APPROVED THE MOTION BY VOICE VOTE.

NEW BUSINESS - ITEMS 5 AND 6

MR. FLETCHER ASKED THAT ITEMS 5 AND 6 ON THE AGENDA BE TABLED TO A FUTURE DATE DUE TO CHANGES.

MR. THOMPSON ASKED FOR A MOTION TO TABLE.

MR. CAFFRAY MOVED TO TABLE ITEMS 5 AND 6 ON THE AGENDA.

MR. BANDEMER SECONDED THE MOTION. ALL MEMBERS APPROVED BY SIGNIFYING "AYE".

RESOLUTION NO. 86-56 - APPROVAL OF DESIGNATION OF PROPERTY AS AN "ECONOMIC REVITALIZATION AREA" (MILLER STAMPING & TOOL, INC.)

MR. FLETCHER STATED THAT THIS RESOLUTION IS APPROVAL OF THE ACTIONS OF THE CITY COUNCIL IN DECLARING AN AREA WITHIN A REDEVELOPMENT PROJECT AS AN "ECONOMIC REVITALIZATION AREA" FOR THE PURPOSE OF TAX ABATEMENT AND ASKED MR. JAMES PARTIN TO FURTHER DISCUSS THIS MATTER.

MR. PARTIN STATED THAT MILLER STAMPING AND TOOL, INC. HAD SUBMITTED AN APPLICATION FOR TAX ABATEMENT AND IT WAS SUBSEQUENTLY DESIGNATED AS AN "ECONOMIC REVITALIZATION AREA" BY CITY COUNCIL FOR TAX ABATEMENT PURPOSES ON THE ASSESSED VALUE OF REAL ESTATE ONLY. SINCE THE PROPERTY IS LOCATED WITHIN THE HANNA-CREIGHTON AREA, THE APPROVAL OF THE DESIGNATION BY THE REDEVELOPMENT COMMISSION IS NECESSARY.

MR. THOMPSON CALLED FOR A MOTION FOR APPROVAL OF RESOLUTION NO. 86-56.

MR. BANDEMER PROPOSED APPROVAL OF RESOLUTION NO. 86-56.

REV. HALL SECONDED THE MOTION. ALL RESPONDED "AYE" ON A VOICE VOTE. THE MOTION CARRIED.

RESOLUTION NO. 86-57 - APPROVAL OF DESIGNATION OF PROPERTY AS AN "ECONOMIC REVITALIZATION AREA" (FORT WAYNE FOUNDRY CORP)

MR. FLETCHER STATED THAT FORT WAYNE FOUNDRY IS GOING TO LOCATE IN CENTENNIAL PARK.

MR. PARTIN STATED THAT FORT WAYNE FOUNDRY HAD FIRST PROPOSED TO BUILD IN SUMMIT PARK, BUT BECAUSE OF COVENANT RESTRICTIONS WERE UNABLE TO DO SO. THEY HAD MOVED SOME OF THEIR OPERATIONS TO COLUMBIA CITY. THEY HAVE DECIDED INSTEAD OF MOVING THIS PARTICULAR OPERATION TO COLUMBIA CITY, THEY WOULD LOCATE IN CENTENNIAL PARK AND HAVE ASKED FOR TAX ABATEMENT. AS CENTENNIAL PARK IS A REDEVELOPMENT AREA, REDEVELOPMENT COMMISSION APPROVAL OF THE DESIGNATION AS AN "ECONOMIC REVITALIZATION AREA" IS REQUIRED.

MR. THOMPSON ASKED FOR A MOTION FOR APPROVAL. MR. ZUBER MADE A MOTION FOR APPROVAL OF RESOLUTION NO. 86-57.

MR. CAFFRAY SECONDED THE MOTION. ON VOICE VOTE, ALL RESPONDED "AYE".

RESOLUTION NO. 86-58 - RESOLUTION APPROVING RELOCATION PAYMENT FOR PARCEL 6-A, COURTYARDS PROJECT.

MR. FLETCHER STATED THAT THE COMMISSION HAD PREVIOUSLY APPROVED

PAYMENT FOR IMMOVABLE FIXTURES FOR THE DEVINE BARBER SHOP, PREVIOUSLY LOCATED IN THE M & N SHOE STORE BUILDING, COURTYARDS PROJECT, IN THE AMOUNT OF \$2,924.00. THERE WERE RELOCATION EXPENSES INCURRED IN THE AMOUNT OF \$985.69, INCLUDING SEARCH EXPENSES, PRINTING OF APPOINTMENT CARDS, AND OTHER MISCELLANEOUS RELOCATION EXPENSES, SUCH AS A NEW BARBER SHOP LICENSE.

MR. BANDEMER MOVED FOR APPROVAL OF RESOLUTION NO. 86-58.
REV. HALL SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

MR. BANDEMER ASKED ABOUT THE STATUS OF THE ADDITION TO FIGARO'S RESTAURANT.

MR. FLETCHER STATED WE HAVE AN AGREEMENT WITH THEM, AND ALTHOUGH HE HAS NOT CONTACTED THEM RECENTLY, FIGARO'S ARE STILL GOING THROUGH THE APPROVAL PROCESS OF THE HISTORICAL BOARD OF REVIEW.

MR. FLETCHER ALSO STATED THAT THE 110 CORPORATION HAS NOT AS YET LEVELED THEIR MOUNDS OF DIRT, SO HE WILL SEND THEM A LETTER GIVING A TIME PERIOD TO COMPLETE THE WORK.

MR. BANDEMER ASKED ABOUT THE STATUS OF THE COURTYARDS.

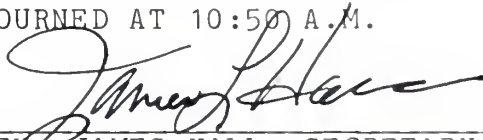
MR. FLETCHER STATED THAT THE DEVELOPER, KOSENE AND KOSENE, ARE GOING THROUGH THEIR PROCESS OF UNDERSTANDING THE PROJECT AND MOVE FORWARD. WE HAVE ACQUIRED THE CHEN PROPERTY AND THE RESTAURANT WILL RELOCATE TO THE FORMER VITA-FAIR BUILDING. NO DEMOLITION HAS OCCURRED AND WE DO HAVE AN EXTENSION OF THE DEMOLITION CONTRACT FOR 30 DAYS.

REV. HALL INQUIRED ABOUT THE LOAN AWARDED TO TRUE LOVE BAPTIST CHURCH FOR THE ERECTION OF HOUSING ADJACENT TO THE CHURCH PROPERTY.

MR. FLETCHER STATED HE SAW AN ARTICLE IN THE PAPER STATING THE AWARD. HOWEVER, SINCE THEY ARE LOCATED IN THE HANNA-CREIGHTON PROJECT, A PLAN CHANGE WOULD BE REQUIRED BEFORE ANY HOUSING COULD BE BUILT IN THAT AREA. REV. HALL ASKED TO BE AUTHORIZED TO INQUIRE OF THE REV. WHITE REGARDING THE STATUS OF THE REPORT. THE PRESIDENT SO AUTHORIZED THE REV. MR. HALL

A QUESTION REGARDING THE STATUS OF THE PROPOSED DEVELOPER OF THE OLD DRUG BUILDING SITE WAS DISCUSSED AND MR. FLETCHER STATED HE WOULD SEND A LETTER TO THE PROPOSED DEVELOPER'S ATTORNEY STATING THE CONTRACT FOR LAND DEVELOPMENT MUST BE FORTHCOMING GIVING A TIMETABLE FOR DEVELOPMENT.

THERE BEING NO OTHER BUSINESS TO COME BEFORE THE COMMISSION, MR. BANDEMER MOVED TO ADJOURN. MR. CAFFRAY SECONDED THE MOTION.
MR. THOMPSON DECLARED THE MEETING ADJOURNED AT 10:50 A.M.


REV. JAMES HALL, SECRETARY

FORT WAYNE REDEVELOPMENT COMMISSION

MINUTES OF PUBLIC HEARING AND MINUTES
OF SPECIAL MEETING OF SEPTEMBER 8, 1986

THOSE PRESENT: MR. ROBERT THOMPSON
 MR. JACK CAFFRAY
 REVEREND JAMES HALL

THOSE ABSENT: MR. IRWIN BANDEMER
 MR. KIM ZUBER

STAFF PRESENT: RONALD R. FLETCHER
 JAMES PARTIN

LEGAL COUNSEL: JOHN WERNET

PUBLIC HEARING

CALL TO ORDER:

MR. THOMPSON CALLED THE MEETING TO ORDER AT 7:00 P.M.
HE STATED THE FIRST ITEM OF BUSINESS IS A PUBLIC HEARING REGARDING
DECLARATORY RESOLUTION NO. 86-24, AMENDMENT #5 TO THE URBAN RENEWAL
PLAN AND ASKED IF ANYONE WANTED TO SPEAK FOR OR AGAINST THE AMENDMENT.

MR. FLETCHER STATED THAT THE PLAN GENERALLY INCLUDES FOR ACQUISITION
ALL PARCELS IN THE L.S. AYRES PROJECT AND PROPERTY PREVIOUSLY OWNED
BY THE CITY ADJACENT TO THE OLD CITY HALL MUSEUM AND USED AS A PARKING
LOT.

MR. WERNET STATED THAT DURING PREVIOUS DISCUSSIONS THE ENTIRE AREA WAS
ALSO DESIGNATED AN ALLOCATION AREA. THE PROSPECTIVE DEVELOPERS HAD
ASKED THAT THE CITY PARKING LOT NOT BE INCLUDED IN THE ALLOCATION
AREA, BUT WOULD BE IN THE REDEVELOPMENT AREA.

MR. THOMPSON ASKED IF THERE WERE ANY QUESTIONS OR FURTHER DISCUSSION
REGARDING THE RESOLUTION.

HEARING NONE, HE CALLED FOR A CONCLUSION TO THE PUBLIC HEARING.

SPECIAL MEETING

MR. THOMPSON CALLED THE SPECIAL MEETING TO ORDER.

OLD BUSINESS: NONE

NEW BUSINESS:

RESOLUTION 86-52 -CONFIRMATORY RESOLUTION FOR AMENDMENT #5 TO THE CIVIC
 URBAN RENEWAL PLAN

MR. FLETCHER STATED THAT AMENDMENT #5 TO THE CIVIC CENTER URBAN RENEWAL
PLAN DESIGNATES THE INCLUSION OF THE PARKING LOT ADJACENT TO THE
OLD CITY HALL MUSEUM IN PROPERTIES TO BE ACQUIRED IN THE CIVIC CENTER
URBAN RENEWAL PLAN FOR THE L.S. AYRES PROJECT AREA. THERE WAS A
CHANGE MADE TO EXCLUDE THE NEW AREA FROM AN ALLOCATION AREA.

MR. THOMPSON ASKED IF THERE WAS ANY FURTHER DISCUSSION.

HEARING NONE, THE REV. MR. HALL MOVED FOR APPROVAL OF THE CONFIRMATORY
RESOLUTION.

MR. CAFFRAY SECONDED THE MOTION AND IT WAS UNANIMOUSLY APPROVED.

OTHER BUSINESS:

MR. FLETCHER STATED THAT SINCE THERE WAS NOT A QUORUM FOR THE SCHEDULED MORNING MEETING, HE ASKED THAT ALL RESOLUTIONS FROM THAT MEETING BE CONSIDERED AS OTHER BUSINESS.

RESOLUTION NO. 86-47: APPROVING AGREEMENT FOR THE COURTYARDS PROJECT.

MR. FLETCHER STATED THAT OVER THE PAST FEW MONTHS, THE REDEVELOPMENT COMMISSION HAS BEEN SEARCHING FOR A DEVELOPER FOR THE COURTYARDS PROJECT. THE DEVELOPER SELECTED WAS KOSENE & KOSENE FROM INDIANAPOLIS, INDIANA. THE DEVELOPERS HAVE AGREED TO DO THE NECESSARY WORK FOR A SIX (6) MONTH PERIOD WITHOUT COMPENSATION. THE AGREEMENT CAN BE TERMINATED BY EITHER PARTY WITH A THIRTY (30) DAY WRITTEN NOTICE.

MR. THOMPSON ASKED ABOUT REIMBURSEMENT TO THE DEVELOPERS IF THEY WERE NOT SELECTED AS PERMANENT DEVELOPERS AFTER THE SIX MONTH PERIOD. MR. WERNET STATED THAT THEY WOULD BE ENTITLED TO REIMBURSEMENT FOR EXPENSES DURING THE PERIOD.

MR. THOMPSON ASKED IF THERE WAS ANY FURTHER DISCUSSION. HEARING NONE, THE REV. HALL MOVED FOR APPROVAL OF THE CONFIRMATORY RESOLUTION. MR. CAFFRAY SECONDED THE MOTION. ON VOICE VOTE, IT WAS UNANIMOUSLY APPROVED.

RESOLUTION NO. 86-48: AUTHORIZING EXECUTION OF OPTIONS AND ACCEPTING CONVEYANCE OF PROPERTY FOR THE L.S. AYRES DEVELOPMENT PROJECT.

MR. FLETCHER STATED THAT THE STAFF RECOMMENDS EXERCISING THE OPTIONS ON TWO PARCELS. THESE PARCELS ARE THE ROTH AND WERLEY PROPERTY AND THE ADAMS ELECTRIC PROPERTY. THE REDEVELOPMENT COMMISSION WILL BE CLOSING ON ALL PROPERTIES ON OR AROUND OCTOBER 15, 1986. THE REDEVELOPMENT COMMISSION HAS OPTIONS AT THIS TIME ON ALL PARCELS INCLUDED IN THE PROJECT, INCLUDING THE LINCOLN BANK AND ZACHER PROPERTIES. THE CITY OF FORT WAYNE HAS TRANSFERRED BY RESOLUTION THE PARKING LOT ADJACENT TO THE OLD CITY HALL MUSEUM TO THE REDEVELOPMENT COMMISSION.

MR. THOMPSON ASKED IF THERE WAS ANY FURTHER DISCUSSION.

THERE BEING NONE, MR. CAFFRAY MOVED FOR APPROVAL OF RESOLUTION 86-48. MR. HALL SECONDED THE MOTION. IT WAS UNANIMOUSLY APPROVED.

RESOLUTION NO. 86-49 RESOLUTION APPROVING THE DISPOSITION PROCESS OF PARCELS IN THE L.S. AYRES DEVELOPMENT PROJECT.

MR. FLETCHER STATED THAT THE COMMISSION HAS REAL ESTATE OPTIONS ON ALL PARCELS IN THE L.S. AYRES PROJECT AREA AND WOULD LIKE APPROVAL TO BEGIN THE DISPOSITION PROCESS AS OUTLINED IN THE STATE STATUTES.

THERE BEING NO DISCUSSION, MR. CAFFRAY MOVED THAT RESOLUTION NO. 86-49 BE APPROVED. THE REV. MR. HALL SECONDED THE MOTION. BY VOICE VOTE, IT WAS APPROVED UNANIMOUSLY.

RESOLUTION NO 86-50: CONTINUED DEVELOPMENT BY THE 110 CORPORATION.

MR. FLETCHER STATED THAT IT IS THE PLAN OF THE 110 CORPORATION TO USE THE 2ND AND 3RD PHASE OF THE PROJECT PROPERTY AS A PARKING AND LANDSCAPED AREA UNTIL SUCH TIME AS THE NECESSARY PRE-LEASING

CAN BE ACCOMPLISHED TO ALLOW THE DEVELOPER TO COMPLETE THE PROJECT AS PROPOSED IN THEIR DEVELOPMENT PLAN. THE 110 CORPORATION HAS PROPOSED THAT IF THE COMMISSION EXERCISES THE DEFAULT PROVISION AS DEFINED IN THE CONTRACT FOR SALE OF LAND WITHIN A TWO (2) YEAR TIME PERIOD, THEY SHOULD BE REIMBURSED FOR THEIR EXPENSES OF PAVING AND LANDSCAPING. THE COMMISSION DISAGREED WITH THIS PROVISION AND ELIMINATED PARAGRAPH 3 DISALLOWING ANY COMPENSATION.

MR. THOMPSON ASKED IF THERE WAS ANY FURTHER DISCUSSION. HEARING NONE, MR. CAFFRAY MOVED THAT RESOLUTION 86-50, AS AMENDED, BE APPROVED.

THE REV. MR. HALL SECONDED THE MOTION AND IT WAS UNANIMOUSLY APPROVED.

RESOLUTION NO. 86-51: AUTHORIZING RELOCATION EXPENSE-M & N SHOES.

MR. FLETCHER STATED THAT THE RELOCATION EXPENSE PREVIOUSLY APPROVED FOR THE M & N SHOE STORE DID NOT INCLUDE THE \$250.00 LEGAL FEE WHICH IS AN ALLOWABLE EXPENSE.

MR. THOMPSON ASKED IF THERE WAS ANY FURTHER DISCUSSION ON THIS RESOLUTION.

HEARING NONE, THE REV. MR. HALL MOVED THAT RESOLUTION NO. 86-51 BE APPROVED. MR. CAFFRAY SECONDED THE MOTION. THE RESOLUTION WAS UNANIMOUSLY APPROVED.

ADDITIONAL OTHER BUSINESS:

MR. FLETCHER REQUESTED THAT THE MINUTES OF BOTH THE AUGUST 11, 1986 AND AUGUST 26, 1986 AND ALSO THE VOUCHERS FOR THE MONTHS OF JULY AND AUGUST BE APPROVED.

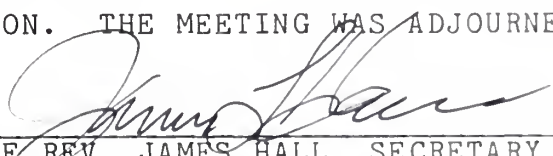
MR. THOMPSON ASKED IF THERE WAS ANY DISCUSSION ON THESE MATTERS. HEARING NONE, THE REV. MR. HALL MOVED TO APPROVE THE MINUTES AND VOUCHERS. MR. CAFFRAY SECONDED THE MOTION AND THEY WERE UNANIMOUSLY APPROVED.

MR. THOMPSON ASKED IF THERE WAS ANY FURTHER DISCUSSION ON ANY MATTER.

THERE BEING NO FURTHER DISCUSSION, MR. THOMPSON ASKED FOR A MOTION TO ADJOURN.

THE REV. MR. HALL MOVED THAT THE MEETING BE ADJOURNED.

MR. CAFFRAY SECONDED THE MOTION. THE MEETING WAS ADJOURNED.



THE REV. JAMES HALL, SECRETARY

Fort Wayne Redevelopment Commission
Minutes of Special Meeting
August 26, 1986

THOSE PRESENT: Jack Caffray
Reverend James L. Hall
Kim Zuber

THOSE ABSENT: Irwin Bandemer
Robert L. Thompson

Staff Present: Tom Latchem
Ron Fletcher
Jack Peterson

Council: John Wernet

Call to Order: Mr. Caffray, Vice-President, called the meeting to order at 10:35 A.M. noting that Messrs. Bandemer and Thompson were necessarily absent.

Old Business: There was no old business.

New Business:

Resolution No. 86-45. Concerning acquisition of L & J Eating Place in the Civic Center Urban Renewal Area. Mr. Fletcher stated that an acquisition agreement had been negotiated with the owners of L & J Eating Place. The agreement establishes price and conditions of sale including dropping of legal proceedings which L & J Eating Place has filed against the Commission currently pending in Wells County Circuit Court. Mr. Wernet added that the owners will apparently relocate the restaurant into the now vacant "Vita-Fair" building on Calhoun Street.

There being no further discussion, Mr. Zuber made a motion to approve the resolution. Reverend Hall offered a second. Subsequently, the resolution was approved unanimously.

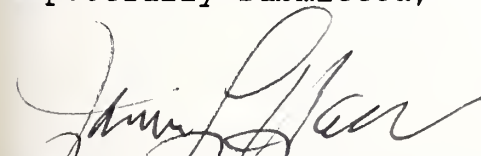
Resolution No. 86-46. Concerning the issuance of the Civic Center Urban Renewal Area Tax Allocation Revenue Bonds. Mr. Fletcher stated that the resolution authorized issuance of a \$3,835,000 bond; names Summers & Company of Fort Wayne as bond underwriter and names Squire, Sanders, & Dempsey as bond counsel. Mr. Fletcher added that due to federal tax legislation now pending it is important that the bond be closed prior to September 1, 1986, consequently, all concerned parties are working to complete the necessary arrangements to close on August 28, 1986. Mr. Wernet stated that the resolution authorizes issuance of a reduced amount should it become necessary. A trust agreement has been negotiated with Summit Bank. The interest rate is 9%. The bond proceeds will be used exclusively for "public areas" within the Courtyards project area.

There being no further discussion of the resolution, Mr. Zuber moved for approval, Reverend Hall seconded the motion which was then adopted unanimously.

Adjournment:

There being no further business to come before the Commission, Mr. Zuber moved for adjournment, Reverend Hall offered a second and the Meeting was adjourned at 10:45 A.M.

Respectfully submitted,



Rev. James L. Hall, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

Minutes of Special Meeting
Monday, August 11, 1986

Those Present: Jack Caffray
 Reverend James L. Hall
 Robert L. Thompson
 Kim Zuber

Those Absent: Irwin Bandemer

Staff Present: Ron Fletcher
 Tom Latchem
 Jack Peterson

Counsel: John Wernet

Call to Order: Mr. Thompson called the meeting to order at 10:05 a.m. noting that Mr. Bandemer was absent.

Approval of Minutes: On a motion by Mr. Zuber and second from Reverend Hall, the minutes of the special meetings of June 16, 1986 and June 30, 1986 were unanimously approved.

Approval of Vouchers: Following review, Mr. Zuber moved for approval of vouchers for June 1986, Reverend Hall offered a second and the vouchers were thereupon approved unanimously.

Old Business: There was no old business.

New Business:

110 Corporation: Mr Fletcher introduced Steve Irmischer and Jay Hebig who have developed plans to improve parking for visitors to tenants in the 110 Corporation property. Mr. Hebig stated that parking has been a problem in marketing the tenant space. Plans have been proposed to add a third story to Building "B" and provide parking in the space where Building "A" was originally proposed. The space would allow twenty-one (21) visitor parking spaces, which they feel is adequate to service Building "B" and existing Building "C". Mr. Thompson asked if this proposal would require an addendum to the existing development agreement in which, he went on to say, the 110 Corporation is in violation since deadlines have not been met. Mr. Fletcher said that 110 Corp. is essentially asking for a two-year extension of the existing agreement. Mr. Thompson recalled that the existing agreement gives 110 Corp. control of parking at the lot on the northwest corner of Main and Harrison Streets. Messrs. Hebig and Irmischer said they believe that the agreement is for full-time parking, not transient visitor parking. Mr. Thompson contended that 110 Corp. and the Commission should review the existing agreements and look for solutions rather than establish new agreements which may preclude the Commission's ability to redevelop the remaining property for an additional two years.

Following further discussion, Mr. Thompson directed Mr. Wernet and staff to review the existing agreements and recommend actions to facilitate solutions to the parking problem. Mr. Wernet said he would do so.

Resolution 86-30. Approving Tom Latchem as Executive Director of the Fort Wayne Redevelopment Commission. Mr. Fletcher said that Mr. Latchem has replaced Karl Bandemer as Director of the Division of Economic Development/Redevelopment and the resolution names Mr. Latchem as Executive Director.

Without discussion, Reverend Hall moved for approval, Mr. Caffray gave a second and the resolution was unanimously approved.

Resolution 86-31. Approving Contract for Sale of Land in Summit Park, Parcel 14, to Craft Laboratories. Mr. Fletcher noted that sale documents had been prepared since the Commission accepted the offers to purchase at the June 14, 1986 meeting. The documents provide for sale price, building plan approvals and time schedule and other conditions of sale. Mr. Zuber made a motion to approve the resolution, Mr. Caffray seconded the motion which was thereupon adopted unanimously.

Resolution 86-32. Approving Contract for Sale of Land in Summit Park, Parcel 15, to Environmental Technology of Fort Wayne. Without further discussion, Mr. Zuber moved for approval, Mr. Caffray seconded and the resolution was unanimously adopted.

Resolution 86-33. Approving Contract for Sale of Land at northwest corner of Calhoun and Columbia Streets to Phil Holmes. Mr. Fletcher stated the agreement provides for a sale price of \$15,000, buyer's responsibility to repair the adjoining brick wall and a construction time schedule of fifty-six (56) weeks.

Without further discussion, Reverend Hall moved for approval, Mr. Caffray offered a second and the resolution was adopted unanimously.

Resolution 86-34. Approving Immovable Fixture Expenses for Courtyards Parcel 6-6A, Devine Barber Shop. Mr. Fletcher stated that the required appraisal of fixed fixtures was for \$2,924.00.

Without discussion, Mr. Zuber moved for approval, Mr. Caffray seconded the motion which was thereupon adopted unanimously.

Resolution 86-35. Approving Immovable Fixture Expense and Relocation Expense for Courtyards Parcel 6-7A, M & N Shoes.

Without discussion, Mr. Caffray moved for approval, Mr. Zuber offered a second and the resolution was adopted unanimously.

Resolution 86-36. Approving Contract for Professional Services with ATEC Associates, Inc., to write specifications, do bidding, and monitor asbestos removal. Mr. Fletcher stated that ATEC of Indianapolis is one of just a few companies with liability insurance coverage for performing this highly specialized type of work. The contract is for an estimated amount of \$5,761.00.

Without further discussion, Reverend Hall made a motion approving the resolution, Mr. Caffray seconded the motion and the resolution was adopted unanimously.

Resolution 86-37. Approving Asbestos Bid Award for the Courtyards Project. Joe Hoffman of Construction Control stated that two bids were received and opened. One was from Environment Technology of Fort Wayne and one from S.S.I. of Indianapolis. Mr. Hoffman said ATEC has reviewed the bids and recommends acceptance of Environment Technology's bid of \$39,470.00; S.S.I. bid \$53,500.00. Mr. Thompson asked if we could expect any overruns. Mr Hoffman replied that ATEC had surveyed the buildings and barring unforeseen, i.e. hidden areas of asbestos, large contract changes should not be necessary. Mr. Fletcher added that any changes were subject to Commission approval.

Mr. Zuber moved for approval of the resolution, Reverend Hall gave a second and the resolution was then adopted unanimously.

Resolution 86-38. and Resolution 86-39. Approving an Amendment to an Agreement dated June 16, 1986, between the Fort Wayne Redevelopment Commission and C.B.D. and Waterfield Mortgage, Inc. Mr. Fletcher stated this resolution along with Resolution 86-39, amend the present agreement with C.B.D. and Waterfield. He stated this extends the date for land assembly to August 15, 1986 and contains

language for development for an adjacent parking garage of 450 spaces. Mr. Fletcher went on to say that this agreement in conjunction with Resolution 86-39 covers similar issues, however should C.B.D., Waterfield, and Lincoln National Bank not be able to negotiate a satisfactory agreement to build a new parking garage, Resolution 86-38 will then govern the actions of the Commission in regards to land acquisition.

On a motion by Mr. Zuber to approve both Resolution 86-38 and 86-39, Reverend Hall offered a second, thereupon the resolutions were both unanimously adopted.

Resolution 86-40. Approving Contract for Professional Services for L.S. Ayres development project. Mr. Fletcher stated that in order to begin acquisition and assembly of property for the L.S. Ayres project, new appraisals are required. The contract is with Ron Gettel and Larry Misner. The contract price is \$4,250.00 each.

Without discussion, Mr. Caffray made a motion to approve, Reverend Hall seconded the motion and the resolution was thereupon adopted unanimously.

Resolution 86-41. Approving Option Agreements and Acquisition Prices for Parcels 7-1, 7-2, 8-2, 8-3 and 8-4 in the L.S. Ayres Development Project. Mr. Fletcher stated that these parcels are required to fulfill the development agreement in the L.S. Ayres project.

After review, Mr. Caffray made a motion to approve the resolution, Mr. Zuber seconded the motion which was thereupon adopted unanimously.

Resolution 86-42. Accepting from the Common Council Parcel 10-1 in the Civic Center Urban Renewal Project. Mr. Fletcher stated that this parcel is immediately east of the Allen County Historical Museum (Old City Hall). He said this parcel would be sold through a public bidding process for the L.S. Ayres project.

Without further discussion, Reverend Hall moved for approval. Mr. Caffray offered a second and the resolution was then unanimously adopted.

Resolution 86-43. Approving Amendment to an April 14, 1986 Contract for Professional Services with Trkla, Pettigrew, Allen and Payne. Mr. Fletcher stated that T.P.A. & P. have been performing services related to the Courtyards project pursuant to a contract for \$13,000. The resolution he said amends the contract to extend these services should more services be required. The amendment authorizes additional services at an amount not to exceed another \$13,000.

Mr. Caffray moved for approval. Reverend Hall gave a second and the resolution was then unanimously adopted.

Resolution 86-44. Approving Contract for Architectural Services for Summit Park. Mr. Fletcher stated that as developers express interest in Summit Park, technical questions regarding the Park covenants and design standards have been raised. Alan R. Grinsfelder of Fort Wayne will provide professional services, review design proposals and assist staff and developers as required. The contract is for \$2,000 to develop design criteria and an hourly rate of \$30.00 to review, advise and make recommendations to the Park review committee.

Mr. Caffray moved for approval, Mr. Zuber gave a second and thereupon the resolution was unanimously adopted.

Other Business:

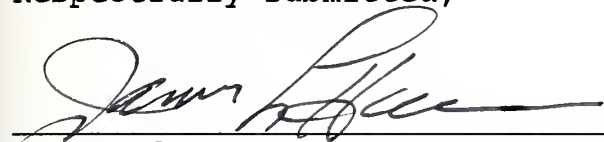
Mr. Wernet reviewed for the Commissioner's benefit, upcoming business including an amendment to the Civic Center Urban Renewal Project.

Also, he stated, some technical alterations to the Summit Park covenants are being prepared for the Commission's review.

Adjournment:

There being no further business on the agenda, Mr. Zuber moved to adjourn. Reverend Hall seconded and the meeting was adjourned at 11:15 a.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "James L. Hall", is written over a horizontal line.

Reverend James L. Hall, Secretary

MINUTES OF BID OPENING
August 5, 1986
Asbestos Removal
The Courtyards Project

Time: 10:00 A.M.

Place: Room 840 City-County Building

Present: Dave Rogers, Construction Control
Fred Baughman, Dept. of Economic Development
Jack Peterson, Redevelopment
Ron Fletcher, Redevelopment

Mr. Peterson called the meeting to order noting that two bids had been received by the deadline, August 4, 1986 at 5:00 P.M.

Mr. Rogers opened a bid from Specialty System of Indiana, Inc. The bid was as follows:

Phase I - \$19,750
Phase II - \$34,750
Combination - \$53,500

Mr. Rogers noted that all required bid documents appeared to be in order.

Mr. Peterson opened the remaining bid submitted by Environmental Technology of Fort Wayne. The bid was as follows:

Phase I - \$20,680
Phase II - \$21,970
Combination - \$39,470

Mr. Rogers again noted that the required bid documents appeared to be in order.

Mr. Rogers, thereupon, was given the bid documents for review prior to making a recommendation to the Redevelopment Commission.

There being no further business, Mr. Peterson adjourned the meeting at 10:25 A.M.





Fort Wayne Redevelopment Commission
Minutes of Special Meeting
Monday, June 30, 1986

THOSE PRESENT: Robert Thompson
 Irwin Bandemer
 Jack Caffray
 Kim Zuber

THOSE ABSENT: Reverend James Hall

STAFF PRESENT: Ron Fletcher
 Tom Latchem
 Jack Peterson

COUNSEL: John Wernet

CALL TO ORDER: Mr. Thompson called the meeting to order at 10:00 A.M. noting that Reverend Hall was necessarily absent.

OLD BUSINESS

Resolution 86-24. Approving Amendment No. 5 to the Civic Center Urban Renewal Plan. Mr. Fletcher outlined briefly the history of the Plan and various amendments made to the Plan since its adoption in the late 1960's. Amendment No. 5 specifically, includes for acquisition clearance and redevelopment of the Roth-Wehrly Office Building on Berry Street. This property was deleted from acquisition following the failure of the Centrium Project to materialize. The Amendment also includes for acquisition property east of "Old City Hall", now the Fort Wayne Historical Museum at Barr Street. This property, now a parking lot, is owned by the City of Fort Wayne. Mr. Wernet added that the Amendment also includes language regarding "debt service reserve fund" to be included in the tax-incremental finance (T.I.F.) bond to be let to finance the urban renewal project, The Courtyards, noting that state statutes regarding T.I.F. financing were changed necessitating changes to previous Commission resolutions regarding T.I.F. bonds. Mr. Fletcher than outlined the Amendment procedure to be followed prior to a Declaratory Resolution.

Mr. Thompson asked if there were any questions or further discussion regarding the Resolution, hearing none, he asked for a motion regarding same, thereupon Mr. Bandemer moved to approve the Resolution with Mr. Caffray offering a second, thereupon the resolution was unanimously adopted.

NEW BUSINESS

Resolution 86-26. Approving Development Agreement. Mr. Fletcher offered that a local development company, the Keenan Development Corporation has proposed to build a 225,000 square foot office building at Main and Barr Street. The Commission according to the agreement will lease from the developers, 278 parking spaces from the hours of 6 P.M. to 6 A.M. Monday thru Thursday of each week and from 6:00 P.M. Friday thru 6:00 A.M. Monday of each week for the benefit of the general public. Tax increment generated from the development will serve as the basis for the lease payments. The lease will be for 10 years with an option to renew for 10 years. This arrangement will allow the developers to construct adequate parking facilities to service the office building as well as other downtown workers. Gary Cappelli, representing the developers was present to discuss the proposed building and parking arrangements. Following a discussion of the buildings' particulars, Mr. Thompson asked if a primary tenant had been secured. Mr. Cappelli replied that

he expected an agreement to be finalized very shortly. Mr. Cappelli expected a public announcement of the identity of that primary tenant within two weeks. Though he did offer that this tenant will occupy about one third of the available space with two-thirds available for public lease.

There being no further discussion, Mr. Bandemer moved for approval, of the Resolution. Mr. Caffray seconded the motion which was then adopted unanimously.

Resolution 86-27; 86-28; 86-29. Approving Awarding of the Courtyards Project Demolition Project. Joe Hoffman of Construction Control, Courtyards Construction manager, discussed the bids received. The recommendation for demolition is O'Rourke Construction Company. Shambaugh and Son of Fort Wayne was recommended for the underground mechanical and electrical work.

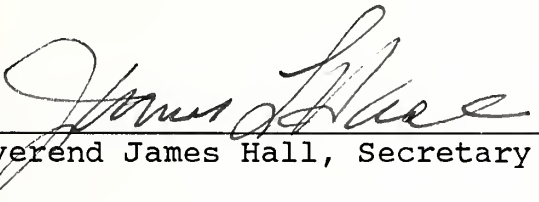
Mr. Thompson offered to accept a single motion to approve the three contracts, whereupon Mr. Bandemer made such a motion with second from Mr. Caffray, subsequently the resolutions were adopted unanimously.

OTHER BUSINESS

Mr. Thompson on behalf of the Commission, offered greetings to Mr. Latchem, the new director of the Division of Economic Development/Redevelopment.

ADJOURNMENT

There being no other business to come before the Commission, Mr. Thompson entertained a motion to adjourn at 10:45 A.M.


Reverend James Hall, Secretary

Fort Wayne Redevelopment Commission
Minutes of Bid Opening

DATE: June 25, 1986

TIME: 10:00 A.M.

PLACE: Room 128, City-County Building

| | | |
|----------------|--------------|----------------|
| THOSE PRESENT: | David Rogers | Irwin Bandemer |
| | Joe Hoffman | Ron Fletcher |
| | Eric Kuhne | John Wernet |
| | Ken Cole | Jack Peterson |

CALL TO ORDER:

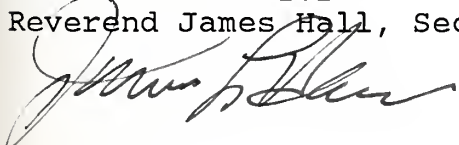
Mr Wernet convened the meeting at 10:05 A.M. announcing that the meeting's purpose was to open and publicly announce bids received for Phase I of the Courtyards Project.

Mr. Bandemer assisted by Mr. Fletcher and Mr. Wernet thereupon opened the bids and tallied the results according to the schedule which is attached.

Following the reading of all the bids received, Mr. Wernet announced that the Commission would take the bids under advisement pending review by the Courtyards Construction Manager.

The bid awards would be announced at a Special Meeting of the Commission to be held on Monday, June 30, 1986 at 10:00 A.M.

Respectfully submitted,
Jack Peterson for
Reverend James Hall, Secretary



Fort Wayne Redevelopment Commission
Minutes of Special Meeting
Monday, June 16, 1986

THOSE PRESENT: Robert Thompson
Jack Caffray
Reverend James Hall
Kim Zuber

THOSE ABSENT: Irwin Bandemer

STAFF PRESENT: Ron Fletcher
Jack Peterson

COUNSEL: John Wernet

CALL TO ORDER

Mr. Thompson recognized a quorum as being present and called the meeting to order at 10:00 A.M.

Approval of Minutes

Mr. Caffray moved for approval of the minutes of the regular meeting of May 12, 1986, Mr. Zuber offered a second and the minutes were thereupon approved.

Approval of Vouchers

Mr. Caffray moved for approval of vouchers for May, 1986, Mr. Zuber second the motion and the vouchers were thereupon approved.

New Business

Resolution 86-20. Accepting Offer to Purchase for Lots 10 and 11 in Summit Park. Fort Wayne Foundry Corporation plans to construct a 19,200 square foot pattern and machining facility for automobile related aluminum castings. The additional acreage would allow for expansion over the next two years. Mr. C. Richard Cole representing Fort Wayne Foundry was present to discuss the Offer to Purchase. Mr. Cole stated the offer was for \$90,000 for the two lots combined. Mr. Cole described the company's history and plans for expansion. The building plans would allow for expansion as needed. The proposal includes a provision for the future acceptance of the company's expansion plans.

Mr. Thompson raised the issue that the building plans as presented were contrary to covenants legally recorded and he did not believe the Commission could unilaterally alter the covenants. In addition, Mr. Fletcher noted that the purchase price offered did not meet the minimum required price.

Mr. Thompson consequently moved to table the resolution pending further review, with a second by Reverend Hall, the resolution was thereupon tabled.

Resolution 86-21. Accepting Offer to Purchase for Lot 15 in Summit Park. Environment Technology of Fort Wayne proposes to construct a 35,000 square foot office/warehouse facility conforming to the covenants as recorded. Mr. Peterson stated that Environmental Technology specializes in asbestos removal, interior finishing and remodeling, and fire-proofing. The offer is for \$88,755.00. The company would like to begin construction as early as September, 1986. Though no representative of Environment Technology was present, Mr. Fletcher recommended to the Commission that the offer be accepted contingent upon Commission approval of

construction drawings and development agreement. Mr. Thompson polled the members for the acceptance of the recommendation which was accepted. Mr. Thompson thereupon called for the question regarding Resolution 86-21. Reverend Hall made a motion to accept the offer; Mr. Caffray offered a second whereupon the resolution was adopted unanimously.

Resolution 86-22. Approving Offer to Purchase for Lot 14 in Summit Park. Mr. Peterson briefly discussed Craft Laboratories' Offer to Purchase. The company manufactures industrial chemicals and compounds and high-pressure washing equipment. The offer is for \$76,702.00. There being no further discussion, Mr. Zuber moved for approval subject to the terms and conditions as with Resolution 86-21, Mr. Caffray offered a second and the resolution was adopted.

Resolution 86-23. Approving Development Agreement for the redevelopment of the L. S. Ayres Property. Mr. Fletcher reviewed for the Commission the previous attempts to redevelop this property which has been vacant for several years. Messrs. Richard Waterfield and Joe Zehr have an option to acquire and propose to renovate the structure for commercial office space.

Mr. Joe Zehr was present to inform the Commission of the renovation plans. The building will be renovated totally for office space. Parking requirements are for 750 spaces. The main entrance facade will face north, the south exposure will compliment the north side facade; the fourth floor, now only partial will be expanded. Parking is being contemplated to be included in the basement. The Waterfield Company will be the primary tenant with additional space available for lease.

Discussion then followed regarding the Commission's role in acquiring property to provide surface parking to service the redevelopment project.

Mr. Fletcher outlined the plan to acquire and clear several buildings. The properties, in turn, will be offered for sale to the general public and to the developers to satisfy their parking requirements.

Mr. David Roth of Roth-Wehrly Real Estate Company, a parcel to be acquired, spoke regarding the acquisition of his property and offered his support of the project subject to an acceptable purchase/relocation agreement with the Commission. Mr. Fletcher stated that such arrangements are being currently developed.

There being no further discussion, Reverend Hall moved for approval of Resolution 86-23, Mr. Caffray offered a second and the resolution was adopted unanimously.

Resolution 86-24. Approving Amendment to the Confirmatory Resolution of Urban Renewal Plan Amendment No. 4, Mr. Wernet advised the Commission that the resolution was still incomplete pending decisions regarding specific language of the resolution. Consequently, Mr. Thompson moved to table the resolution; with second from Reverend Hall, the resolution was thence tabled.

Resolution 86-25. Approving Selection of Commission staff engineer for 1986. Mr. Fletcher informed the Commission that he anticipates using the services of Mr. Jones, staff engineer, for the Courtyards project. Without further discussion, Mr. Zuber moved for adoption of the resolution, Mr. Caffray seconded the motion which was adopted unanimously.

Courtyards Update

Joe Hoffman of Construction Control, Courtyards Construction Manager informed the Commission that bids for "Issue No. 1" involving demolition of existing structures, concrete foundation and underground utility work are being accepted and will be opened on Wednesday, June 25, 1986. Demolition will begin following the Three Rivers Festival to allow for better pedestrian and automobile traffic flow through Downtown during the festival. Mr. Hoffman stated that contractors had asked for another week to prepare bids owing to the wealth of available work in the area this building season. Mr. Hoffman stated that such a short delay should allow more competitive bids from more contractors. Schedules for the remaining bid processes are being prepared.

Mr. Fletcher asked if those short delays could be made-up later. Mr. Hoffman answered that some time could be recaptured but much will depend on the good weather.

Mr. Fletcher asked if plans were being made to keep utilities and access open to buildings adjacent to the Project. Mr. Hoffman said such plans have been made. The Commission thanked Mr. Hoffman for his report.


Mr. Kuhne, Courtyard architect, was present with construction applications to the State requiring Commission signatures. He went on to say that negotiations with all the private utilities have progressed smoothly and relocation costs will be considerably less than original estimates. He offered that his team is "working around" those decisions regarding interior design to be made by the developer. He also brought for distribution copies of the plan's cover sheet with an illustration of the project and names of all those associated with the project. His team is still working toward an October, 1987 completion. Discussions with suppliers regarding delivery schedules are progressing well. The Commission thanked Mr. Kuhne for his report.

Other Business

Mr. Fletcher reported that draft development agreements have been sent to those developers interested in the Courtyards Project. Discussions regarding agreement specifics will begin immediately.

Adjournment

There being no further business, Mr. Thompson adjourned the meeting at 11:15 A.M.



Reverend James Hall, Secretary

Fort Wayne Redevelopment Commission
Minutes of Regular Meeting
Monday, May 12, 1986

THOSE PRESENT: Robert Thompson
 Irwin Bandemer
 Jack Caffray
 Reverend James Hall

THOSE ABSENT: Kim Zuber

STAFF PRESENT: Ron Fletcher
 Jack Peterson

COUNSEL: John Wernet

Call to Order: Mr. Thompson called the meeting to order at 7:05 p.m. noting that Mr. Zuber was necessarily absent.

Approval of Minutes: On a motion by Mr. Bandemer, second offered by Mr. Caffray, the minutes of the April meeting were approved.

Approval of Vouchers: On a motion by Mr. Bandemer with second by Mr. Caffray, the vouchers for April, 1986 were approved.

Old Business: There was no old business.

New Business:

Resolution 86-17. Approving transfer of property to the Convention Authority. Mr. Fletcher stated that in 1973 parcels of land owned by the Commission were transferred to the Fort Wayne Convention Authority to allow construction of the Civic Center. The Commission has retained ownership of a small parcel of land on the south side of Jefferson Street, next to the Embassy Theater upon which is the stairway leading to the overhead skywalk to the Convention Center. This resolution transfers control of that parcel to the Convention Authority.

There being no further discussion following Mr. Fletcher's comments, Mr. Bandemer offered a motion to accept the resolution with second by Reverend Hall and the resolution was adopted.

Resolution 86-18. Approving selection of a developer for property located at the Northwest corner of Calhoun and Columbia Streets ("Old Drug Building"). Mr. Fletcher reviewed the two offers to purchase the property located on the Landing, one offer from Phil Holmes, the other from Pat Bruggeman. Both offers are for \$15,000. Development plans are similar, proposing three story retail/commercial mixed usage. Mr. Rick Wisner, president of RW Architects and Design, was present to review for the Commission, Mr. Bruggeman's proposed building. Mr. Wisner reviewed his design for a three-story multiuse building. The design has been reviewed by the Historic Preservation Review Board. Costs and construction schedule are not yet finalized. The Commission thanked Mr. Wisner for his presentation.

Mr. Phil Holmes was present to review his redevelopment proposal. He said that his three-story structure would have law offices on the second and third floors with the first floor optional for retail. Mr. Holmes schedule for construction is 58 weeks until completion. Mr. Holmes offered \$15,000 for the property "as-is" and he will maintain the property immediately. The estimated construction cost is \$450,000. The Historic Preservation Review Board has reviewed the design and made suggestions to the architects. Mr. Bandemer asked Mr. Holmes if construction would begin prior to the Three Rivers Festival in July, allowing the Commission

to rent the property for festival use, as in previous years. Mr. Holmes replied that he (Mr. Holmes) was the person who rented the property in 1985. Mr. Bandemer asked if Mr. Holmes had any objection to the Commission renting-out the parcel this year. Mr. Holmes replied "are you willing to rent it to me again?"

Mr. Bandemer: "for \$3,000?";

Mr. Holmes: "Yes"

Mr. Bandemer: "I have no objection."

The Commission thanked Mr. Holmes for his presentation.

Without further discussion, Mr. Bandemer made a motion to accept the offer to purchase from Mr. Holmes, Reverend Hall offered a second to the motion which was thereupon adopted unanimously.

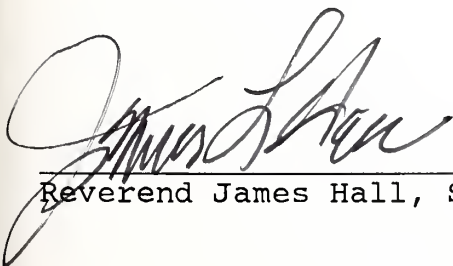
Resolution 86-19. Approving, authorizing, and directing attorneys for the Commission to proceed with the condemnation of Courtyards parcels. On a motion by Mr. Bandemer with second by Reverend Hall, the resolution was adopted unanimously.

Courtyards Update. Joe Hoffman of Construction Control, construction manager for the Courtyard project, presented the Commissioners with a schedule for demolition. Contractors familiar with removal of asbestos have begun procedures to remove asbestos insulation from within the buildings prior to demolition. The first construction cost estimate is nearly complete. Demolition specifications are being finalized with bid packages being prepared. Work is being coordinated with the city to aid in traffic control. Dave Rogers of Construction Control will begin working on the project as project manager. There being no further discussion, the Commission thanked Mr. Hoffman for his report.

Eric Kuhne. Courtyards Update. Mr. Kuhne reported that design work is ahead of schedule and optimism to remain on schedule throughout construction is high. He believes that preliminary site work can be performed early; if acquisition proceeds, demolition can proceed earlier than anticipated. Mr. Thompson asked if projections for tenants utility usage have been performed. Mr. Kuhne replied that Dave Madsen had completed such a report. He went on to say that utility relocation planning is nearly completed thanks to the assistance of Carl O'Neal who has been coordinating utility requirements. A set of drawings are available in Ron's office for review.

There being no further questions or discussion, the Commission thanked Mr. Kuhne for his report.

Adjournment. There being no further business to come before the Commission, Mr. Thompson adjourned the meeting at 8:00 p.m.



Reverend James Hall, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

Minutes of Public Hearing
April 14, 1986
Resolution 86-3
Amendment No. 4 to Civic
Center Renewal Project

PLACE: Room 128, City-County Building

PRESENT: Robert Thompson
Reverend James Hall
Jack Caffray
Irwin Bandemer
Kim Zuber

STAFF: Karl Bandemer
Ronald Fletcher
Jack Peterson

COUNSEL: John Wernet

OTHERS PRESENT: approximately 30 spectators and interested parties,
members of local news media

Call to Order: Mr. Thompson called the Public Hearing to order at
7:08 P. M.

Commission Comments: Mr. Fletcher outlined the requirements to declare an area a "redevelopment area" with the need to determine an area as "blighted". Mr. Fletcher then reviewed the development of the Urban Renewal Plan as originally designed in 1977 and explained the amendments previously made to the Plan since 1977. Mr. Fletcher then entered into evidence a series of documents relating to the declaration of the Plan and the Civic Center Renewal Project (a listing of exhibits is attached). In the interest of time, Mr. Thompson suggested that Mr. Fletcher enter as evidence all the exhibits as listed. Mr. Fletcher did so. Mr. Fletcher went on to explain the history of the Courtyards Project and the acquisition activities performed by the Commission over the past several years. Mr. Fletcher emphasized that market studies performed relating to the Courtyards (previously "The Alley Mall") called for necessity of a single entity owning all parcels within the project area. In order to accomplish this, Amendment No. 4 to the Urban Renewal Plan authorizes the acquisition of the remaining parcels of real estate within the Courtyards Project area. Using a map, Mr. Fletcher pointed out the parcels previously acquired by the Commission. Mr. Thompson asked if previous studies had found the Project Area to be blighted. Mr. Fletcher said that the last study concluded that seventy-one percent (71%) of the area was blighted. Mr. Thompson went on to ask if the acquisition of the remaining parcels was necessary to redevelop the blighted area. Mr. Fletcher replied that these remaining parcels are required to successfully redevelop the area. Mr. Wernet asked if the maps to which he (Mr. Fletcher) was referring were to be entered as exhibits. Answering affirmatively, Mr. Fletcher thereupon marked the maps as exhibits X, Y, and Z. There being no further comments or questions, Mr. Fletcher concluded his remarks.

Mr. Wernet stated that Mr. Eric Kuhne, architect for the Courtyards, was present and wished to speak regarding various building code requirements. Mr. Kuhne stated that under new state fire code regulations enacted March 1, 1986, all contiguous space within the project area required extensive revision with unified control over fire and sprinkling systems.

Mr. Thompson asked if a project such as the Courtyards, as envisioned, could occur without the properties not yet acquired. Mr. Kuhne answered that architecturally such a project could not be designed and commercially, in his (Mr. Kuhne) opinion, such a project without these parcels would not be feasible.

Mr. Wernet, thereupon, asked that if members of the public present wished to be heard to please come forward and be seated.

Mr. Larry Shine, property owner of 916 South Calhoun Street, housing the Atlantis Travel Service came forward. Mr. Shine offered that he agrees that parcels within the area were at one time blighted and some remain blighted, however, through his private endeavors, his property is not blighted. In addition, the business there adds substantially to the downtown business environment through its employees and customers utilizing downtown. However, Mr. Shine stated that Atlantis Travel Service will not relocate into the Courtyards should they be forced to move and he finds it ironic that an active, healthy business should be made to leave considering the investment made and benefits the business adds to downtown.

Mr. Wernet noted that Mr. Shine has filed a letter with the Commission, whereupon the Commission thanked Mr. Shine for his comments.

Mr. Frank Gray, attorney representing L. & J. Eating Place, Inc., spoke and wished to enter as evidence letters and affidavits for his clients. He had no further comments. Mr. Wernet marked the evidence accordingly.

There being no other persons offering comments or asking questions, Mr. Thompson declared the public hearing closed at 7:46 P. M.

BY:



Reverend James Hall, Secretary

Fort Wayne Redevelopment Commission
Minutes of Special Meeting
April 14, 1986

PLACE: Room 128, City-County Building

PRESENT: Robert Thompson
Jack Caffray
Kim Zuber
Reverend James Hall
Irwin Bandemer

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Jack Peterson

COUNSEL: John Wernet

Call To Order:

Mr. Caffray, acting for Mr. Thompson, called the meeting to order at 7:15 P.M.

Approval of Minutes:

Mr. Zuber made a motion to approve the minutes of the meeting of March 12, 1986. Reverend Hall offered a second and the minutes were approved.

Approval of Vouchers:

Mr. Zuber made a motion to approve vouchers of February 6 thru March 12, 1986. Mr. Bandemer gave a second to the motion and the vouchers, as submitted, were approved.

Old Business:

There was no old business.

110 Corporation: Mr. Joe Christoff representing the 110 Corporation was present to discuss progress in development and construction of Buildings II and III, as originally proposed, adjacent to Building I at the corner of Harrison and Main Streets. Mr. Christoff reported that pre-leasing of further buildings is, as yet, insufficient to merit a new building at this time. However, discussion with prospective tenants are progressing and he (Mr. Christoff) remains optimistic that construction will continue. Landscaping of the site has begun and will be completed as weather conditions permit. Mr. Christoff went on to offer that despite the number of projects which have occurred in downtown, interest in locating downtown in his opinion remains low, owing to a "lack of character" as he put it and companies' desire to "make a statement" of corporate image in a more visible fashion, generally on suburban highways. Nevertheless, Mr. Christoff stated that he remains optimistic that 110 Corporation is financially sound and able to go forward with further construction upon executing a satisfactory pre-leasing agreement.

Mr. Fletcher stated that at some future point in time, should construction not occur, the Commission and 110 Corporation would need to address the land sales agreement between the two parties which includes certain penalties for non-performance and timeliness of execution. Mr. Christoff agreed and thanked the Commission for its patience thus far.

There being no further discussion or questions, the Commission thanked Mr. Christoff for his report.

Resolution 86-11. Confirmatory Resolution to Declaratory Resolution 86-3, Civic Center Renewal Project, Amendment No. 4. Tabled.

Resolution 86-12. Approving additional appropriation in the Civic Center Renewal Project. Following the Public Hearing, on a motion by Mr. Bandemer, second by Mr. Zuber, the resolution was unanimously adopted.

Resolution 86-13. Approving acquisition prices for seven additional parcels within the Courtyards Project. Tabled.

Clarence Stuart. Presentation of construction plans and drawings for new building within the Hanna-Creighton Renewal Area. Mr. Stuart, Sentry Supply Company, is constructing a new 19,500 square foot building for additional manufacturing and assembly. The construction time is approximately 60 days. The parcel is large enough to allow for future expansion. Mr. Thompsen asked if Mr. Stuart would maintain the undeveloped portion of the parcel, Mr. Stuart replied that he would do so. There being no further questions, the Commission thanked Mr. Stuart for his presentation.

Resolution 86-14. Approving construction drawings for Clarence Stuart's Hanna-Creighton development. On a motion by Mr. Bandemer, second by Mr. Zuber, the resolution was adopted unanimously.

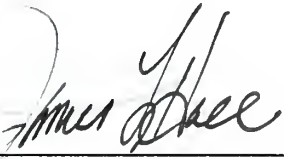
Courtyards Update. Eric Kuhne reported that architectural design and preparation of construction drawings are progressing well and according to schedule. The question arose regarding testing for the presence of asbestos used as insulation within the buildings. Mr. Kuhne reported that construction people with experience in removing asbestos have visited the site and are in the process of assessing the problems associated with removing it. Mr. Thompson inquired about the design work in process for the skywalk between the Courtyards and the Hilton Hotel. Mr. Kuhne reported that he and his associates have met with Ralph Stogner at the Hotel and the particulars are now being worked out to satisfy all concerned and at the same time meet the necessary code requirements. Mr. Kuhne went on to invite the Commissioners to the regular meetings held every Thursday at 11:00 A.M. There being no further questions, the Commissioners thanked Mr. Kuhne for his report.

Resolution 86-15. Authorizing preliminary design work for the Courtyards Skywalk. Mr. Kuhne reported that in order to present the skywalk drawings to the State Fire Marshall for code review, drawings would require approval by the Commission. Without further discussion, Mr. Bandemer moved for approval of skywalk design work as presented by Mr. Kuhne, Mr. Caffray offered a second and subsequently the resolution was adopted unanimously.

Resolution 86-16. Approval of agreement for Professional Services with Trkla, Pettigrew, Allen and Payne, Inc. Trkla, Pettigrew, Allen and Payne, Inc. who is completing the Downtown Comprehensive Plan to serve as a "blueprint" for further C.B.D. development through the remainder of this century. The contract includes within the "scope of services" the option to use the consultant for assistance in any redevelopment opportunity as well as selecting a Courtyards development company which Karl Bandemer reported was done. Mr. Caffray asked if these services would cost additional funds. Karl Bandemer replied that these services were included within the contract price. Mr. Thompson asked if Trkla, Pettigrew, Allen and Payne, Inc. would be available for additional services should they be required throughout the developer selection process. Karl Bandemer replied that they would be available. There being no further discussion, Mr. Bandemer moved for approval with a second from Mr. Caffray and the resolution was adopted.

There being no further business to come before the Commission, Mr. Thompson moved to adjourn the meeting with second from Mr. Bandemer. The meeting was adjourned at 8:30 P.M.

BY:


Reverend James Hall, Secretary

FORT WAYNE REDEVELOPMENT COMMISSION

Minutes of Special Meeting

March 12, 1986

PLACE: Room 128, City-County Building

PRESENT: Robert Thompson
Reverend James Hall
Kim Zuber
Irwin Bandemer

ABSENT: Jack Caffray

STAFF PRESENT: Karl Bandemer
Ronald Fletcher
Jack Peterson

COUNSEL: John Wernet

CALL TO ORDER:

Mr. Thompson, President, called the meeting to order at 7:05 P. M. noting that Mr. Caffray was necessarily absent.

APPROVAL OF MINUTES:

On a motion by Mr. Bandemer and second from Reverend Hall, the minutes of the February 6, 1986 meeting were approved.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Resolution 86-6: Approval of Selection of Construction Manager for the Courtyards Project. Mr. Fletcher reviewed the selection process which began with a "request for proposals (R.F.P.)" sent to fourteen (14) construction management companies. The R.F.P. asked companies for details of their methods of supervising construction, experience, and cost. Four (4) proposals were received by the February 28 deadline date. Of these four, three companies were asked to make oral presentations to a commission review committee consisting of Messrs. Fletcher, Zuber, Caffray, and Irwin Bandemer. Mr. Alan Grinsfelder, and Mr. Eric Kuhne, architect for the Courtyards, also attended the oral presentations. At the oral presentations, the candidates were asked to respond to ten areas relating to the project:

1. staff organization and staff professional experience;
2. critical path scheduling;
3. value engineering;
4. project time schedule;
5. retail building experience;
6. mechanical/electrical experience;
7. field demolition experience;
8. cost estimating capabilities;
9. supplier coordination;
10. site logistics and field coordination.

Following analysis of the candidates' responses to these criteria, reference checks on previous projects and evaluation of costs submitted by the respondents, the review committee recommended to the Commission the firm of Construction Control of Fort Wayne as submitting the lowest and best bid for the Construction Manager services.

Construction Control's response bid was \$575,000 with actual costs and contract terms to be negotiated. Mr. Kuhne was present and said that he concurred with the recommendation, adding that he is anxious to bring the construction manager on-board and "up-to-speed" as soon as possible.

Responding to a question from Mr. Bandemer, Mr. Wernet said that this contract can be negotiated as it falls under "professional services" and not subject to competitive bidding.

Thereupon, Mr. Bandemer moved to adopt Resolution 86-6 approving Construction Control as Courtyards Construction Manager, with a second from Reverend Hall. The resolution was adopted unanimously, subject to the negotiated cost of services not to exceed \$575,000.

Resolution 86-7: Approving appraisal service contract with the firm of S. M. Dix. In order to obtain "fixed-fixture" appraisals of properties within the Courtyards project area and the Tokheim/Anthony-Wayne Trace Project area. The contract, for convenience, also contains a provision to perform an appraisal of a property on East State Boulevard in regards to a city street expansion project. S. M. Dix will bill this appraisal separately to the City and the Commission is not responsible for its payment. On a motion by Mr. Bandemer, second from Mr. Zuber, the resolution was adopted unanimously.

Resolution 86-8: Approving appraisal service contracts with Messrs. Gettel and Misner. Mr. Fletcher explained that appraisals for real estate and improvements within the Courtyards and Anthony-Wayne Trace Project Areas are required before acquisition procedures can begin. Without further discussion, Mr. Bandemer moved for approval, Reverend Hall gave a second, and the resolution was adopted.

Courtyards Design Update: Mr. Eric Kuhne, architect for the Courtyards, advised the Commission that final design is proceeding well, on schedule, and should be completed by mid-April. Discussions with various suppliers have begun and procedures to order materials are being established. Mr. Kuhne was anxious to begin work with the construction manager as soon as possible. Mr. Bandemer asked if glass had been selected. Mr. Kuhne replied that various samples were being studied and a decision would be made soon. He went on to say that a new fire code established by the State Fire Marshall went into effect this year and architects were working closely with the State to ensure that all requirements were fulfilled. In regards to the sky walk connecting the Courtyards with the Hotel and Parking Garage, Mr. Kuhne reported that Mr. Stogner at the hotel had been contacted and discussion of sky walk details had begun. He also reported that discussions with the private utilities regarding relocation matters have begun and are proceeding. Mr. Kuhne invited the Commission members to attend the weekly design meetings which are held at his office at 11:00 A. M. every Thursday. The commission thanked Mr. Kuhne for his report.

Mr. Fletcher reported that he and Karl Bandemer have met with four private developers, two in Baltimore, one in Pittsburgh, and one in Indianapolis. All were interested and the one in Indianapolis had already visited the project site. He characterized the discussions as "very promising".

Mr. Thompson questioned counsel of the status of land acquisition. Mr. Wernet explained that City Council has not yet approved Amendment No. 4 to the Civic Center Renewal Plan authorizing acquisition, but that approval was forthcoming at which time following a public hearing by the Commission and a confirmatory resolution, acquisition could proceed.

PROGRESS REPORTS:

N. W. Corner, Columbia, and Calhoun Streets: Mr. Fletcher reported that two proposals for redevelopment were submitted to the Commission, those of Mr. Swank and Mr. Holmes. Procedurally, Mr. Fletcher said that those proposals would not be considered for approval until submission to and approval by Historic District Review Board responsible for architectural approval within the area. Since that time, Mr. Pat Bruggeman submitted a proposal for redevelopment which is being considered by the Historic Review Board. Mr. Bruggeman was present to report on his project and its current status. He proposes a three-story, 7,500 square foot multi-use, commercial/office building. Mr. Bruggeman then briefly discussed his plans for other buildings he owns on the Landing. The Commission thanked Mr. Bruggeman for his comments.

Wallace Street Property: Mr. Fletcher reported that Mr. Clarence Stuart has begun construction on a parcel of Commission-owned real estate on Wallace Street adjacent to his present factory site. Mr. Stuart has made an offer to purchase the property which was accepted by the Commission. Mr. Stuart contacted by Mr. Fletcher, expressed his (Mr. Stuart's) desire to execute the purchase agreement and agreed to do so as soon as possible. Mr. Thompson added that though Mr. Stuart is proceeding with construction prior to execution, the Commission will endeavor to resolve the situation to everyone's satisfaction as quickly as possible.

Figaro's Property: Harrison Street. (Robert Howard and Joe Christoff). Mr. Fletcher reported that Messrs. Howard and Christoff have signed the documents required to purchase the property. The purchase price is \$20,000. Mr. Fletcher reported briefly about construction plans proposed by Mr. Howard which are subject to approval by the Commission.

Anthony-Wayne Trace Industrial Center: Mr. Fletcher reported that acquisition procedures are proceeding, subject to getting required appraisals (previously approved). Approval of an Urban Development Action Grant (UDAG) to Tokheim Corporation is pending.

OTHER BUSINESS:

Summit Park: Karl Bandemer reported that a marketing plan for the Park has been developed and a "sales office trailer" has been obtained to be placed on-site. Mr. Wernet reported that rather than obtain an exclusive listing with a real estate broker, an arrangement has been made with all local commercial real estate brokers to market the Park. Discussion then followed regarding sales commission percentage to be paid to brokers. Mr. Fletcher said that 6.5% sales commission would be paid only upon receipt by the Commission of a fully executed sales agreement. Sales agreement acceptance by the Commission and closing occurs complete with all consideration paid-in-full.

Resolution 86-9: Authorization for Payment of Real Estate Commissions for Sales of Parcels in Summit Park. Following the discussion previously mentioned, Mr. Wernet proposed this resolution to establish the procedures under which commissions would be paid, and the amount of that commission. Mr. Bandemer moved for approval, second offered by Reverend Hall and the resolution was adopted.

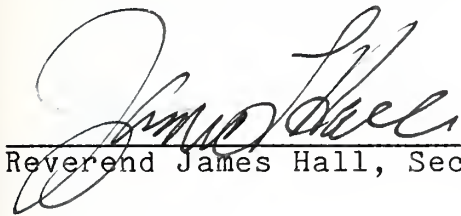
Downtown Plan: Karl Bandemer reported that Mr. Nick Trkla, of Trkla, Pettigrew, Allen and Payne will make a presentation to the Commission and the public on April 10 about the final results of the current Downtown Study.

Resolution 86-10: Mr. Fletcher presented a resolution approving Centennial Park as an economic revitalization area eligible for tax abatement. Mr. Thompson asked if this area met previously established criteria for tax abatement. Mr. Fletcher said it did meet the requirements. Mr. Wernet briefly reviewed the new tax abatement procedures for the Commission's information. There being no further discussion, Mr. Zuber moved to approve the resolution with second from Reverend Hall and the resolution was adopted.

Adjournment:

There being no further business to come before the Commission, Mr. Thompson entertained a motion to adjourn at 8:25 P. M. JACK, A SECOND TO THE MOTION IS NEEDED.

Fort Wayne Redevelopment Commission

A handwritten signature in cursive script, appearing to read "James Hall", written over a horizontal line.

Reverend James Hall, Secretary

Fort Wayne Redevelopment Commission

Minutes of Special Meeting

February 6, 1986

PLACE: Room 128, City-County Building

PRESENT: Jack Caffray
Robert Thompson
Irwin Bandemer
Reverend James Hall
Kim Zuber

STAFF PRESENT: Karl Bandemer
Ronald Fletcher
Jack Peterson

COUNSEL: John Wernet

Call to Order:

Mr. Caffray, Vice President, acting for Mr. Thompson, President, called the meeting to order at 7:05 P.M.

Approval of Minutes:

On a motion by Mr. Bandemer, second by Reverend Hall, the minutes of the Special Meeting of January 28, 1986, were approved.

Old Business:

There was no old business.

New Business:

The Courtyards Project:

Mr. Fletcher reviewed the proceedings from the previous meeting and outlined briefly the advantages of using Construction Management for the Courtyards Project. Mr. Fletcher discussed prior bids received by the Commission for Construction Management of the Courtyards. These bids were in response to a "requestfor-proposal" (R.F.P.) issued by the Commission in 1984. Five proposals were received at that time. A committee reviewed these proposals. Since construction did not proceed at that time, Mr. Fletcher posed the question whether the Commission should accept the bids submitted at that time and negotiate and award a construction management contract or issue another R.F.P. owing to the lapse in time. Mr. Fletcher said another R.F.P. process would require about 35 days to complete. Discussion, thereupon followed regarding whether a contract should be negotiated with the low bidder at the time or request new bids. Mr. Kuhne, Courtyards architect, emphasized the importance of maintaining the time schedule though he agreed that four weeks to choose a construction manager would not significantly negatively impact the time schedule. Mr. Thompson emphasized the changed scope of the overall project since the original R.F.P. was issued, consequently new bids should be obtained. Mr. Caffray raised the question of whether the construction manager, if associated with a construction company, could bid on various construction elements of the project. Mr. Kuhne answered that the standard construction management contract rules out such a possibility, limiting the construction manager to only specified contracted services. Consequently, it was the consensus of the Commission to request new proposals for construction management and Mr. Thompson directed staff to proceed as quickly as possible.

Discussion then turned to the issue of "reimbursable expenses" to the construction manager. Such expenses would be above the construction manager's contracted price for services. Mr. Thompson asked Mr. Kuhne for examples of such expenses. Mr. Kuhne replied that such expenses arise to cover unknown or contingent expenses incidental to construction. Mr. Fletcher emphasized that the proposed construction management contract specifically notes that all expenses, including reimbursables are subject to Commission approval. Mr. Thomspson voiced the consensus of the Commission that staff and Mr. Kuhne would be relied upon to advise the Commission of the validity of any reimbursable expenses. Discussion then followed regarding certain specific articles of the construction management agreement, the services to be provided by a construction manager and the differentiation between the architect's role and the construction manager's role.

It was agreed that proposals for construction management should be received by staff by March 3, 1986. Proposals will then be reviewed by staff and Messrs. Zuber and Caffray who will make a recommendation to the Commission at the next regular meeting March 5, 1986. Mr. Wernet suggested the proposals be due on February 28, 1986, allowing more time for staff review prior to the March 5 meeting. This date was then agreed upon.

Mr. Eric Kuhne:

The Courtyards Project. Mr. Kuhne reviewed work performed to date relating to a contract entered into between himself and the Commission in November, 1984. The work required is in four phases: design, construction drawings, bid documents, and construction. Phase I and II are scheduled to be completed by June, 1986. The bidding phase follows requiring between six and eight weeks with the construction phase beginning in September, 1986. Mr. Zuber asked Mr. Kuhne to review the physical scope of the project. Mr. Kuhne (with illustrations) explained the construction aspects of the project. Mr. Bandemer asked if Mr. Kuhne was responsible for designing overhead skywalks to link the Courtyards to the Hilton Hotel and the Parking Garages. Mr. Kuhne replied that his proposed contract does not include such a provision. Mr. Bandemer asked if the Commission could realize any savings by having the Courtyard architect also design the skywalks. Mr. Kuhne replied that some savings could be realized, but the big savings would be time and coordination of skywalk design and construction with the overall project.

Discussion then turned to specific responsibilities for services provided by Mr. Kuhne. Mr. Kuhne stated that as the architect, he will be developing "design criteria" for tenant-developed interior spaces. He went on to say, to answer a question from Counsel, that certain areas within the tenant spaces have been "tagged" for certain uses, e.g. restaurants, retail stores, etc. A field office has been established on Wayne Street as quarters for architectural staff.

Resolution 86-5:

Contract for Courtyards Architectural Services (as amended). Mr. Fletcher reviewed the contract, noting that the section regarding Construction Management Services is deleted since previously it was decided to issue a new request for proposals. The resolution authorizes staff, Karl Bandemer and Mr. Fletcher, to negotiate final details of the contract with the architect subject to review by the Messrs. Karl Bandemer and Ron Fletcher and the Commission President prior to (execution of the contract). On a motion by Mr. Thompson and second by Mr. Bandemer, the resolution was unanimously adopted.

Other Business:

"The Old Drug Building" - Offers to Purchase:

Mr. Fletcher asked the Commission to consider, prior to accepting an offer to purchase, having the interested parties obtain from the Historic Preservation Review Board approval of the proposed new building design. The Commission agreed to the suggestion and directed Mr. Fletcher to so inform the interested parties.

Civic Center Urban Renewal Plan, Amendment No. 4:

Mr. Fletcher reviewed the time schedule for securing required approvals by the City Plan Commission and City Council.

Adjournment:

There being no further business before the Commission, Mr. Caffray entertained a motion to adjourn at 8:45 P.M.


Reverend James Hall

Fort Wayne Redevelopment Commission
Minutes of Public Hearing
December 9, 1985

Place: Room 128, City-County Building

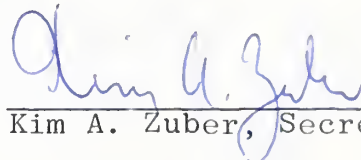
Present: Robert Thompson
Reverend James Hall
Jack Caffray
Irwin Bandemer
Kim Zuber

Staff: Ron Fletcher
Jack Peterson

Counsel: John Wernet

Local Media: WPTA-TV, Fort Wayne Journal-Gazette.

Call to Order: Reverend Hall called the Public Hearing to order at 9:00 a.m. Ron Fletcher spoke and outlined the purposes for designating the Anthony Blvd.-Wayne Trace area a Redevelopment Area. He then called for comments either opposed to or in favor of the designation. Hearing none, Mr. Thompson closed the Public Hearing at 9:15 a.m.


Kim A. Zuber, Secretary

Fort Wayne Redevelopment Commission
Minutes of Special Meeting
January 28, 1986

PLACE: Board of Works Conference Room, 9th Floor
City-County Building

PRESENT: Robert Thompson
Jack Caffray
Irwin Bandemer
Reverend James Hall

ABSENT: Kim Zuber

STAFF PRESENT: Karl Bandemer
Ron Fletcher
Jack Peterson

COUNSEL: John Wernet

Call to Order:

Mr. Thompson, President, called the meeting to order at 7:15 P.M.

Election of Officers:

Mr. Thompson asked for nominations for officers for 1986. Mr. Thompson called for nominations for the office of President, Mr. Bandemer nominated Mr. Thompson with second from Mr. Caffray. Reverend Hall moved the nominations be closed, subsequently Mr. Thompson was re-elected President. For Vice President, Mr. Bandemer nominated Mr. Caffray with Mr. Thompson offering a second, Reverend Hall moved the nominations be closed and Mr. Caffray was elected Vice President. For Secretary, Mr. Bandemer nominated Reverend Hall with second by Mr. Caffray, Mr. Thompson moved to close the nominations and Reverend Hall was elected Secretary.

Approval of Minutes:

On a motion by Mr. Bandemer, second by Reverend Hall, the minutes of the Special Meeting of December 9, 1985 were approved.

Vouchers:

On a motion by Mr. Bandemer, second by Reverend Hall, the vouchers for November and December, 1985 were approved.

Old Business:

There was no old business.

New Business:

Mr. Phil Holmes - Presentation for offer to purchase real property on The Landing - "Old Drug Building". Mr. Holmes outlined his proposal to redevelop the property by construction of a three (3) story steel frame and brick veneer building. The 7,500 sq. ft. structure would serve as law offices for the firm of Hayes, Swift and Finlayson. Estimated construction cost is between \$400,000 and \$500,000. The purchase offer is for \$15,000 if the redevelopers fix the adjoining brick wall or \$20,000 if the Commission fixes the wall. Mr. Thompson asked if the Hayes firm would occupy the entire building. Mr. Hayes responded that his firm could occupy one floor with the balance of the space available for rent to other persons. Mr. Thompson asked how soon construction could begin allowing for time to

assemble private financing. Mr. Hayes answered that a definite schedule had not yet been prepared, but construction would begin immediately following securing the financing. Discussion then followed regarding the inclusion of a reversionary clause in any sales document.

The Commission thanked Messrs. Holmes and Hayes and informed them that their proposal will be taken under advisement pending staff review until the next regular meeting.

Mr. Steve Swank - Presentation for offer to purchase real property on The Landing - "Old Drug Building". Mr. Swank presented plans to construct a 7,500 sq. ft. three (3) story, multi-use, retail/office building. The building will be a metal frame, blown concrete, highly energy efficient structure. The offer is for \$5,000. Mr. Swank stated he would like to begin construction by May or June. There is a possibility that two more stories may be added to the design. Estimated construction cost is \$350,000. Mr. Caffray brought up the point that the area is within a Historic Preservation District and subject to review for appropriateness of architecture. Mr. Swank stated that the construction technique allows for virtually any type of facade or he would consider using brick veneer if necessary. The Commission thanked Mr. Swank and likewise took his proposal under advisement pending staff review until a later meeting.

Resolution No. 86-1 - Establishing acquisition prices for Anthony-Wayne Trace Renewal Project. Mr. Fletcher reviewed the project in general to update the Commission members. Two (2) independent appraisals of property within Phase I of the Project Area have been conducted and the average acquisition prices of these affected parcels have been determined. Discussion then followed regarding the specific parcels for acquisition. Total acquisition cost of Phase I is \$241,700. On a motion by Mr. Bandemer with second by Mr. Caffray, the resolution was unanimously adopted.

Resolution No. 86-2 - Declaring a default on offer to purchase Lot No. 7 at Summit Park. Wilson and Associates had made an offer to purchase Lot No. 7 at Summit Park. Mr. Fletcher stated the offer was for \$72,000. Since that time however, he continued, the purchasers have determined that they cannot proceed with construction at this time under the terms of the offer to purchase. Wilson and Associates deposited \$1,000 with the Commission with the offer to purchase. Mr. Fletcher recommended that the Commission retain the deposit, the purpose of such deposits to discourage capricious offers to purchase. The Commission agreed. Mr. Bandemer made a motion to adopt the resolution with Mr. Caffray offering a second and the resolution was adopted unanimously.

Civic Center Urban Renewal Area - Courtyards Development Process and Time Table. Mr. Fletcher reviewed the past several months of activity in developing a Courtyards development process and time table with the assistance of the firm of Trkla, Pettigrew, Allen and Payne of Chicago, consultants, preparing the Overall Downtown Development Plan for the Commission. Mr. Nick Trkla of Trkla, et. al. was present to review the development process and timetable and update the Commission on the Downtown Development Plan results. Mr. Trkla emphasized strongly the importance of construction of the Courtyards to serve as a catalyst for further "gap" development, i. e. ancillary uses of adjacent property. He said that there is little or no chance to attract a "regional" department store since Indiana's largest shopping mall is just 3 1/2 miles away (Glenbrook). Consequently, a downtown development strategy has been prepared. This strategy encompasses the following steps:

1. development of the Courtyards
2. planned office/commercial development
3. housing
4. hotel development
5. entertainment development, and
6. public infrastructure improvements.

The plan includes a time sequence for each of the interlocking strategies. Foremost is establishing a schedule which allows The Courtyards to open no later than October of 1987, in order that retailers can take advantage of the Christmas Holiday buying season. Consequently, Trkla, et. al. has developed a time schedule incorporating a series of public-private activities leading to such an opening time period. Such a scenario, he suggests, would make both a developer and the public-sector equity partners in the project. Trkla recommends a "construction management" technique be utilized to essentially save time as it allows bidders to review construction drawings as they are prepared rather than waiting for a complete bid packet to be assembled, then bid, then awarded. The construction manager works closely with the architect, early on, to liaison with the owner, architect and bidding contractors.

Mr. Trkla then introduced Dennis Harger of Trkla, et. al. to discuss specifically the Courtyards development tentative time schedule. Mr. Harger explained that the schedule is very tight with little room for delays in a number of related activities. Tenant improvement construction must begin by April-May of 1987 to allow completion by early fall of that year. For developer selection, Trkla et. al. has begun assembling a list of possible developers. Mr. Thompson asked what leads the consultants to believe a developer can be secured for a project so obviously on a "fast track". Mr. Harger answered by saying that the project now has several advantages for a developer not previously available during the past. Specifically, that most of the "ground work" is now in place by work completed over the past years. In addition, the financial commitments required of a developer are now less than in the past. Mr. Trkla interjected that developers will be "prescreened" to determine not only the interest of a developer in the project but a developer's ability to complete the project within the time frame allowed. Mr. Thompson asked if the list of potential developers being assembled included only those with the financial capability of participating in the project. Mr. Trkla answered that only those with this capability would be considered for inclusion on the list that will be submitted to the Commission for consideration. Discussion then turned again to the proposed timetable and risks involved particularly if preleasing of tenant space by the developer does not reach necessary levels according to the pro-forma requirements. Mr. Thompson asked what costs are involved prior to start of construction. Karl Bandemer answered that total cost of acquisition, architectural and engineering work will be about \$1.5 million. Mr. Eric Kuhne then lead a discussion of the specific events noted on the tentative time schedule. Mr. Trkla then discussed the specifics of any redevelopment agreement with a private developer. Mr. Thompson proposed that a "fail-safe" date be established that would allow the Commission to drop any developer with a minimum of loss both in time and money. Mr. Trkla answered that he would work to establish a series such "fail-safe" dates to minimize negative impacts to the Commission.

Civic Center Urban Renewal Area - Finance-Tax Increment Bond Issue. Mr. Wernet reviewed the steps taken so far to issue the

T.I.F. Bond. Then he reviewed the current status of bond issuance in light of U.S. House Bill 3838 which places several limitations on tax-free public bond issues. A retroactive date of January 1, 1986 is within the House Bill, though Congress is considering a new date. Consequently, until such issues regarding this legislation are clarified, bond counsel will not render an opinion allowing for bond sale. Mr. Wernet subsequently asked for a resolution from the Commission to allow proceeds from the 1983 Centrum Bond issue be allocated for use for the Courtyards Project, since the Centrum Project is not going forward.

Resolution 86-4 - To allow reallocation of the remaining proceeds obtained from the 1983 Centrum Bond Issue to the Civic Center Renewal Project. On a motion by Mr. Bandemer, with second from Mr. Caffray, the resolution was adopted unanimously.

Resolution No. 86-3 - Amending the Civic Center Urban Renewal Plan- Amendment No. 4 to include additional parcels for acquisition. Mr. Fletcher explained that Amendment No. 3 included only the Azar Building while additional parcels have been acquired with the consent of the perspective property owners. This resolution, he explained, includes six (6) parcels within the Courtyards area necessary for redevelopment. Mr. Fletcher noted that the maps outlining these six properties excluded one parcel (The Shine Property) and the maps would be corrected. The six parcels are: (1) Lebamoff Building, (2) Shine Building, (3) The Eating Place, (4) Greenblatts, (5) property behind Sam Curry's building (Four Winds Beauty Salon) and property behind Tom Colvin's building (Wayne University of Cosmetology), and (6) property behind Dr. Salk's building. All the owners have been contacted and made aware of the Commission's intent to include these properties for acquisition. To date the owners have not yet consented to include their property for acquisition in the Civic Center Renewal Plan. Mr. Fletcher went on to note that the American City Corporation Consultants recommended that one entity own all the property within the Courtyards Project area. The Commission agreed that such a recommendation was prudent. Mr. Wernet asked that a copy of Amendment No. 4 be included with the official minutes. Mr. Thompson directed the same to be done. Mr. Thompson then moved for adoption of the Resolution, Mr. Caffray seconded the motion which was then adopted unanimously.

Other Business:

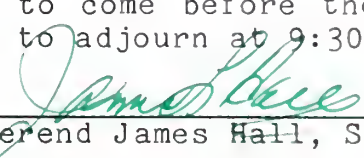
Meeting Schedule: Karl Bandemer noted that special meetings may be required to stay with the tentative schedule previously discussed. A date for such a meeting was set for Thursday, February 6, 1986 at 7 P.M. Mr. Thompson after polling the Commissioners, set the meeting for that time.

Construction Management Technique: Mr. Kuhne reviewed the difference between Construction Management versus General Contractor Management. Construction management allows expeditious bidding and contracting which is essential to maintaining the Courtyards schedule as previously discussed.

Mr. Thompson asked if there was a financial advantage. Mr. Kuhne said that there is no savings on the architectural side since time involved in drawing production is the same. The savings is time. To answer Mr. Caffray's question, Mr. Kuhne answered that most large projects now use construction management owing to this time savings.

Adjournment:

There being no further business to come before the Commission, Mr. Thompson entertained a motion to adjourn at 9:30 P.M.


Reverend James Hall, Secretary

